

## Holiday Springs Village Condominium IV Association Board of Directors Minutes — Tuesday, February 8, 2011

- Meeting called to order at 10:01 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) present.
- Inasmuch as the minutes of the previous meeting had been distributed to all directors, officers, and unit owners, motion was made by Alan Levine and seconded by Dena Wolfisch to suspend *reading* of the minutes and approve them as written. Voted on and passed unanimously.
- Joan Nordholz gave the **Treasurer's report**. Motion made by Dena Wolfisch and seconded by Phil Locke to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - The Recreation Board had discussed whether we should continue charging non-residents \$1.00 to enter or use our facilities.
    - (Following this report, the **Condo-4 Board** discussed the pros and cons of eliminating the charge. A poll of the Directors and the unit owners present resulted in Condo 4's position that the charge *not* be eliminated.)
  - Discussion about putting activities into former-sculpture-studio **Building 4** – possibly equipping it with Wi-Fi accessibility and holding computer classes.
  - **Maintenance:** The parking lot will be **seal-coated** (by *Amjet* for \$10,490). The locker rooms and the kitchen areas will be painted. The no-longer-used whirlpools will be filled with concrete so they can be used as additional exercise areas. Hedges along the driveway are being torn out and replaced with smaller plants.
  - On at least two occasions, the guards had closed the clubhouse and gone home early. They have been warned that if that happens again, the clubhouse will *permanently* close at 10pm.
  - Our parking lot had been used as a school bus stop. Thanks to City Commissioner Peerman, the stop was moved to the street. However, parents continue to use our lot as a waiting area. The stop will be moved away from the condos for the next school year.
  - Property Manager Gary Cunningham's contract has been extended another three years.
- Joan Nordholz gave the **MAC** (Margate Association of Condominiums) report.
  - City Commissioner **Lesla Peerman** announced that she will be at the *Eatery Restaurant* every Tuesday morning to speak with anyone who has concerns or ideas for the betterment of Margate.
  - **Theresa Brier**, an aide of **Representative Ted Deutch**, announced that Deutch will be holding a Town Hall Meeting at Holiday Springs on March 22<sup>nd</sup> at 11:00 am.
  - The bulk of the meeting concerned **MAC** negotiating a new television-service contract.
- Phyllis Pucci appointed Lorraine Greene as Condo-4's new **MAC** representative, replacing Joan Nordholz.

■ (continued on other side)

➤ **WASTE RECYCLING**

- We have a new contract with **Waste Management**. The **recycling** dumpster will now be emptied **twice** each month instead of once.

➤ **SECURITY**

- Someone had been found sleeping in building 25's electric room. David Harris will contact **Florida Power and Light** about padlocking the electric room doors. There was a discussion about whether we should lock the laundry-room doors.

➤ **LANDSCAPING:**

- An overgrown tree on the side of the canal requires trimming. (It will not be removed, as its root system prevents the bank from collapsing into the canal.)

➤ **ABANDONED UNITS:**

- We had the electricity and air conditioning turned on in the abandoned units in order to prevent mold growth.
- We were finally awarded the deed to **25/106**. Before we proceed with cleaning and renting it, we must reach an agreement with the bank that holds its mortgage. We will also investigate having it included under our umbrella insurance policy.
- We are leaning toward taking to court the heirs of the abandoned units whose owners have died.

- **Motion to Adjourn** made by Dena Wolfisch and seconded by Joan Nordholz at 10:53 am; voted on and passed unanimously.

Respectfully  
submitted,

  
Alan M. Levine

**Attendance**

Phyllis Pucci  
Dena Wolfisch  
Alan Levine  
Joan Nordholz  
Brian Cocker  
Phil Locke

Lorraine Greene  
Denny Augustus  
Helen Augustus  
Jean Cirignano  
Pat Dolan  
Sherry Goldfinger

Dorothy Gorelick  
Gene Hammersley  
Sylvia Kyne  
Mel Paul  
Miriam Paul  
Donna Richardson

Jane Schnitzer  
Ken Ziegler  
Pat Ziegler  
David Harris

## Holiday Springs Village Condominium IV Association Board of Directors Minutes — Tuesday, March 8, 2011

- Meeting called to order at 10:04 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) present.
- Motion was made by Joan Nordholz and seconded by Dena Wolfisch to suspend the reading of the minutes of the previous meeting and approve them as written, inasmuch as they had been distributed to all. Voted on and passed unanimously.
- Joan Nordholz gave the **Treasurer's report**.
  - Funds are low due to five delinquent unit-owner accounts.
  - It cost \$1000 to clean abandoned unit 25/106. It cost \$2000 to have the electricity turned on in the abandoned units (separate security deposits required for each).
  - Motion made by Phil Locke and seconded by Dena Wolfisch to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - Our Shows (with the exception of the New Year's Eve party) have been making money.
  - Beginning April 1<sup>st</sup>, every non-Holiday-Springs resident will be required to pay \$1.00 to attend *any* function. The organizations sponsoring the activities *may* pay for them.
  - The swimming pool maintenance company (Xpert Pools) is being retained, but has been put on "probation" -- they must do a better job cleaning the filters.
  - Although the auditorium air conditioner has the provision to *heat*, that function had been disabled long ago. Before it can be re-activated, it requires a thorough checkout.
  - The parking lot has been *seal-coated* and the hedges replaced with smaller plants — financed with the money saved by going with the "plant sculpturing" method of creating the *Holiday Springs* sign on Sample Road over the budgeted erection of a monument. The still present cracks — which will require expensive milling to remove — are the result of a previous *emulsion* paving job.
  - Auditorium chairs will be reupholstered next year.
  - Locker-room painting was completed. The exercise area will be fixed up. The sauna timer has been repaired.
- Lorraine Greene gave the **MAC** (Margate Association of Condominiums) report.
  - Discussion on whether Condominiums have the right to terminate cable-TV service to units delinquent in their payments. The law says that we *cannot* because that service provides emergency news reports.
- **Cost Savings:** Phyllis Pucci introduced the idea of getting the Recreation Association's assessments lowered by eliminating publication of the *Villager*. Following a discussion of its value, a show-of-hands poll of those unit owners present indicates overwhelming support of the *Villager's* abolishment. Alan Levine will bring up the matter at the next **Recreation Board** meeting.

▪ (continued on other side)

- Up-to-date copies of **Condo 4's Documents** were distributed to the Board members for study, ancillary to Florida's recent ruling that condominium board members certify knowing them.
- **Status of vacant units:**
  - **25-303** (Ben Steinik) was purchased.
  - **25-106** (Evelyn Slaughter): As the result of a reverse mortgage, it is actually owned by the bank/mortgage company. We will pursue giving the bank the option of either paying the \$13,000 (approximate) owed us or issuing to us a quitclaim deed.
  - **26-201** (Allen Friedman): Maintenance assessments for the preceding six months have not been paid. A settlement agreement has been reached with the heirs.
  - **25-408** (Pat Gennarella): Maintenance assessments have not been paid for over a year. Chase Bank holds a mortgage on the property, but is neglecting to foreclose. Motion was made by Alan Levine and seconded by Phil Locke to begin court proceedings against Chase Bank to either foreclose and pay us the assessments, or sell the unit. Voted on and passed 6 to 1. (For: Pucci, Wolfisch, Nordholz, Levine, Cocker, and Locke. Against: Greene.) Our lawyers had given us a quote of \$700 for the litigation.
- The **Insurance Company** we had been dealing with (Kornreich) has been bought out. We will investigate finding another company, and hopefully get a policy with a lower deductible. (We presently have a \$175,000 deductible for each building.)
- Motion was made by Phil Locke and seconded by Lorraine Greene to change the date of our annual meeting from June 14 to June 21. Following discussion, anonymous vote to approve.
- **Motion to Adjourn** made by Phil Locke and seconded by Joan Nordholz at 11:08 am; voted on and passed unanimously.

Respectfully  
submitted,



Alan M. Levine

#### Attendance

**Phyllis Pucci**  
**Dena Wolfisch**  
**Alan Levine**  
**Joan Nordholz**  
**Brian Cocker**

**Phil Locke**  
**Lorraine Greene**  
Denny Augustus  
Gert Feltman  
Gene Hammersley

Sylvia Kyne  
Arthur Mascarella  
Eleanor Mascarella  
Mel Paul  
Miriam Paul

Donna Richardson  
Rita Steinberg  
David Harris

## Holiday Springs Village Condominium IV Association Board of Directors Minutes — Tuesday, April 12, 2011

- Meeting called to order at 10:01 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) present.
- Motion was made by Joan Nordholz and seconded by Lorraine Greene to accept the **minutes** of the March 8<sup>th</sup> meeting (which had been distributed to all unit owners) as written. Voted on and passed unanimously.
- Joan Nordholz presented the **Treasurer's report**.
  - BankAtlantic began a policy of surcharging 5% of deposits consisting of change (from washers and dryers). We protested and are now exempt from it.
  - Motion made by Dena Wolfisch and seconded by Lorraine Greene to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - Whether or not to discontinue publication of the **Villager** was discussed. Its cost is \$5000 per year; Condo 4's share of that cost is 7% (\$350 per year). A vote of the Rec. Board resulted in *keeping the Villager*. If anything, it will be *expanded*.
  - The gym windows had been tinted (cost: \$398).
  - When residents check out ping-pong or billiard equipment, they must leave their ID cards with the guard.
  - There had been a discussion about an anonymous letter that defamed Larry Fama and other Rec Board members.
  - A committee was formed to investigate what effectively and legally can be done to enforce parking-lot-regulations violators.
- Lorraine Greene gave the **MAC** (Margate Association of Condominiums) report.
- **Status of vacant units:**
  - **25-106** (Evelyn Slaughter): The mortgaging bank owns the unit, and they sent us payment of \$13,843 for past assessments owed. We had removed the carpeting due to mold. There is a split in the slab, which we are obligated to repair.
  - **26-201** (Allen Friedman): Estate has not been making monthly assessment payments, despite an agreement which had been reached with the heirs. We are proceeding with foreclosure.
  - **25-408** (Pat Gennarella): The unit is on short sale. Settlement is expected in May.
  - **26-303** (Leslie Farkas): Foreclosure in progress.
- **Landscaping Maintenance:**
  - The **tree behind the pool** has been trimmed at the city's request. A few old **Palm trees** adjacent to the east end of building 26 need to be removed before our next storm.
  - A letter had been sent to the mayor and referred to Code Enforcement regarding **litter in the canal**, which is owned by the Carolina Club, and the need to spray for algae.
  - Pavers/perimeter tiles in pool area need repair or replacement.

(continued on other side)

- Our **BUDGET** for the next fiscal year is currently being prepared by John Tight of *Campbell Management*. He is awaiting insurance-premium quotes, which are out to bid.
  - It is worthwhile mentioning that thanks to the fact that we have a **reserve fund**, we did not have to issue a **special assessment** to cover this year's under budget that resulted from the non-payments from our abandoned units.
- There have been complaints of excessive noise emanating from the laundry room during late-evening and early-morning hours. Therefore...
  - **Motion made by Joan Nordholz to set hours for laundry room use. Machines may not be used before 8:00 am, and must be FINISHED by 10:00 pm. Seconded by Dena Wolfisch. After discussion, motion passed by unanimous vote.**
- **Motion to Adjourn** made by Phil Locke and seconded by Dena Wolfisch at 10:57 am; voted on and passed unanimously.

Respectfully submitted,



Alan M. Levine

**Attendance**

**Phyllis Pucci  
Dena Wolfisch  
Alan Levine  
Joan Nordholz  
Brian Cocker**

**Phil Locke  
Lorraine Greene  
Denny Augustus  
Sherry Goldfinger  
Arthur Mascarella**

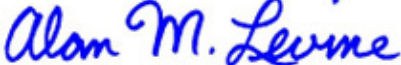
**Donna Richardson  
John Szolodko  
Kenneth Ziegler  
Pat Ziegler**

**Gary Cunningham  
David Harris**

## Holiday Springs Village Condominium IV Association Board of Directors Minutes — Tuesday, May 10, 2011

- Meeting called to order at 10:08 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) present.
- Motion was made by Alan Levine and seconded by Dena Wolfisch to suspend the reading of April 12<sup>th</sup>'s meeting **minutes** and accept them as written. Voted on and passed unanimously.
- Joan Nordholz presented the **Treasurer's report**. Motion made by Dena Wolfisch and seconded by Alan Levine to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - Music will be piped into the exercise room to replace the broken radio that used to be there.
  - The guard-shack windows will be tinted so that it cannot be seen to be unoccupied.
  - The Board of Health is checking for sanitation violations in the garbage rooms.
    - (Aside: Condo 4's garbage rooms have been steam cleaned and disinfected.)
  - The Campbell staff is undergoing changes with respect to which maintenance workers are assigned to which tasks.
  - The Recreation Board will meet only once per month in June, July, and August.
- Lorraine Greene gave the **MAC** (Margate Association of Condominiums) report.
  - Margate Inner-city Transit has made some route changes. If buses are not used more often, they could be discontinued.
- **Status of vacant units:** the same as last month.
- **The water cooler by the pool** is broken and cannot be repaired. Therefore: **Motion made by Alan Levine and seconded by Joan Nordholz to replace the water cooler by the pool. Voted on and passed unanimously.**
- Our **Budget Meeting** will be held on June 21<sup>st</sup>. **It is necessary for all unit owners to be represented either in person or by proxy.**
  - Insurance rates are going up, which will undoubtedly cause an assessment increase.
  - A new state law says that condominiums are now **required** to have **reserve funds**.
- Our **plants** currently cannot be watered with the irrigation system because the canal is low. Volunteers (Julio D'Gabriel, Denny Augustus, and Gene Hammersley) will water them with city water.
- **Motion to Adjourn** made by Phil Locke and seconded by Joan Nordholz 10:49 am; voted on and passed unanimously.

Respectfully submitted,

  
Alan M. Levine

Attendance

**Phyllis Pucci**  
**Dena Wolfisch**  
**Alan Levine**  
**Joan Nordholz**  
**Brian Cocker**

**Phil Locke**  
**Lorraine Greene**  
Denny Augustus  
Julio D'Gabriel  
Gert Feltman

Dorothy Gorelick  
Sherry Goldfinger  
Gene Hammersley  
Arthur Mascarella  
Eleanor Mascarella


Jane Schnitzer  
John Szolodko  
David Harris



## Holiday Springs Village Condominium IV Association Board of Directors Minutes — Tuesday, June 21, 2011

- Meeting called to order at 10:07 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) were present.
- Motion was made by Alan Levine and seconded by Lorraine Greene to suspend the reading of May 10<sup>th</sup>'s meeting **minutes** and accept them as written. Voted on and passed unanimously.
- Joan Nordholz presented the **Treasurer's report**. Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - The Rec. Board approved next year's **budget** (which is approximately 3.8% larger than this year's due mainly to increased insurance premiums) and rejected establishing a reserve fund.
  - A **sound system** was installed in the exercise room.
  - The **shower stalls** in the locker rooms are covered with mildew and will have to be replaced.
  - **Lights** will be installed at **Holiday Springs/Sample Road** to illuminate the sculptured signs.
  - Steps are being taken to increase the **accountability** of the **Campbell** maintenance staff.
  - **David Diaz** of Campbell Management has been assigned to improve the **staff's efficiency**.
- **Lorraine Greene** and **Dena Wolfisch** gave reports on their investigation to reduce our **INSURANCE** premiums. They recommend switching to the agent Paul Mack of **Mack, Mack and Waltz**.
  - **Motion was made by Joan Nordholz and seconded by Dena Wolfisch to accept the insurance policy proposals negotiated by Lorraine Greene and Dena Wolfisch, and to use Mack, Mack and Waltz Insurance Group as our agents. Voted on and passed unanimously.**
- **Phyllis Pucci** commented:
  - The ladies' room **door at the pool house** requires a coat of **rust-proof** paint.
  - Two **dead trees** have been taken down. We will look into replacing them with **colorful** trees.
- **Dena Wolfisch** talked about and handed out **Emergency Notification** forms. **Additional forms will be distributed to those not present. All unit owners are encouraged PLEASE to fill out and return the forms to their building captain.**
- At 10:44am Phyllis Pucci closed the **Board of Directors** meeting and began the **Unit Owners** meeting. The topic of discussion was **the proposed 2011-2012 budget**.
  - **Note:** Although the written budget was compiled by John Tight of Campbell Management, Condo 4 employs both its own accountant for monthly bookkeeping and an independent auditor.
  - The **Annual Budget meeting** will be held following these proceedings.

Respectfully submitted,

  
Alan M. Levine

Attendance

**Phyllis Pucci**  
**Dena Wolfisch**  
**Alan Levine**  
**Joan Nordholz**  
**Brian Cocker**

**Phil Locke**  
**Lorraine Greene**  
Denny Augustus  
Julio D'Gabriel  
Gert Feltman

Dorothy Gorelick  
Sherry Goldfinger  
Gene Hammersley  
Arthur Mascarella  
Eleanor Mascarella

Jane Schnitzer  
  
David Harris

## Holiday Springs Village Condominium IV Association Annual Budget Meeting Minutes — Tuesday, June 21, 2011

- The **Budget Meeting** for Holiday Springs Village Condominium IV's **2011-2012** budget was called to order at 11:21 am on June 21, 2011 by President Phyllis Pucci.
- **Roll Call** was taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) were present.
  - **45** of the association's 64 units (70.3%) were represented.
    - 21 owners in attendance;
    - 24 proxies submitted by owners.
  - Gary Cunningham, David Harris, and John Tight of Campbell Management were present.
- Board members and unit owners had the opportunity to question items in the budget during the *Unit Owners meeting* immediately preceding. Explanations were given by Gary Cunningham and John Tight.
- **Motion was made by Alan Levine to accept the proposed 2011-2012 operating budget and reserve fund. Seconded by Phil Locke. Motion approved by unanimous vote.**
  - Inasmuch as Florida law now prohibits condominiums from opting-out of having **reserve funds**, a separate vote on **reserves** was neither required nor appropriate. The **reserve fund for deferred maintenance and capital** is incorporated in the master budget.
- The new budget goes into effect on **August 1<sup>st</sup>**. The new **monthly assessment** to each unit will be:
  - **\$350** for **2-bedroom** units (includes the reserve fund), representing an increase of \$4;
  - **\$280** for **1-bedroom** units (includes the reserve fund), representing an increase of \$3.
- Motion was made by Dena Wolfisch to adjourn; seconded by Phil Locke. Motion approved unanimously. Meeting adjourned at 11:23 am.

Respectfully submitted,



Alan M. Levine

# Holiday Springs Village Condominium IV Association Board of Directors Minutes – Tuesday, July 12, 2011

- Meeting was called to order at 10:03 am by President Phyllis Pucci.
- This was a **special meeting**, notice of which had been posted over forty-eight hours in advance, along with its **agenda**: to entertain a request that a baby be permitted to live in a Condo IV unit with her grandmother for a length of time in excess of what our documents allow.
- **Roll Call** was taken by Secretary Alan Levine. The following Board members were **present**: Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, and Lorraine Greene. **Absent** was Phil Locke.
- **Motion** was made by Alan Levine that a one-time exception be made to **Article XIII (Use and Occupancy)** of Condo IV's ***Declaration of Condominium*** to permit an infant to reside with him and Sherry Goldfinger in building 26, apartment 102, for a term in excess of sixty (60) days, and that the ruling may not be cited as a precedent in dealing with any future situations, if any; seconded by Dena Wolfisch.
  - Discussion followed; all present were permitted to voice their opinions, which were then taken into consideration by the Board prior to vote.
  - Language of the motion was amended to replace “*a term in excess of sixty days*” with “**. . . a term not to exceed ninety (90) days. . .**”
  - Motion was **passed** by a 4-to-3 majority:
    - For: Dena Wolfisch, Brian Cocker, Lorraine Greene, and Alan Levine.
    - Against: Phyllis Pucci, Joan Nordholz, and Phil Locke (in absentia)
- **Motion to Adjourn** was made by Dina Wolfisch and seconded by Lorraine Greene. Meeting adjourned at 10:33am.

Respectfully submitted,

  
Alan M. Levine

## Attendance

Phyllis Pucci  
Dena Wolfisch  
Alan Levine  
Joan Nordholz

Brian Cocker  
Lorraine Greene  
Denny Augustus  
Helen Cocker

Julio D'Gabriel  
Gert Feltman  
Sherry Goldfinger  
George Grebe

Gene Hammersley  
Bernice Miller  
Donna Richardson  
Jane Schnitzer

## Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes — Tuesday, September 13, 2011

- Meeting called to order at 10:03 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. President Phyllis Pucci, Vice President Dena Wolfisch, Treasurer Joan Nordholz, Secretary Alan Levine, Brian Cocker, and Lorraine Greene were present. Phil Locke was absent
- Motion was made by Phyllis Pucci and seconded by Joan Nordholz to suspend the reading of the preceding Board meeting's **minutes** and accept them as written. Voted on and passed unanimously.
- Joan Nordholz presented the **Treasurer's report**. Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept the report. Voted on and passed unanimously.
- Alan Levine gave the **Recreation Board Report**.
  - After conducting an **energy survey**, *Florida Power & Light* recommended that the temperature of the rooms be maintained at **82°** while unoccupied.
  - The Recreation Association is billing, on a prorated basis, the Condos that use **Campbell Property Management** to pay for Gary Cunningham's on-site office.
    - **[Motion was made by Dena Wolfisch and seconded by Joan Nordholz for Condo IV to send an official letter to Campbell Property Management protesting this fee. Motion voted on and passed unanimously.]**
  - Recreation Association buildings will be painted free of charge as a stipulation of Condo 1-2's painting contract.
  - Blue auditorium chairs were purchased to go with the auditorium renovation's color scheme. Present chairs are in the process of being sold.
  - The installation of security cameras in areas such as the parking lot is being considered.
- Lorraine Greene gave the **Margate Association of Condominiums report**.
- **MAINTENANCE ISSUES** that were brought to David Harris's attention:
  - Dena Wolfisch commented that there are loose tiles overhanging the pool-house roof, and some of our washers are rusting.
  - Joan Nordholz commented about mold in the pool, that some sprinklers need re-aiming, and that the sprinkler timer needs to be re-programmed not to go on as frequently as it does.
  - Phyllis Pucci commented that the door to building 26's roof is damaged and must be replaced.
- **Motion was made by Dena Wolfisch and seconded by Alan Levine that we have evening meetings for condo owners who work.** After discussion, motion voted on and passed unanimously.
- **SECURITY** – Outsiders had been trespassing in our pool area during late-night/early-morning hours.  
**Motion was made by Joan Nordholz and seconded by Phyllis Pucci that the pool area be closed at night from 10pm until 8am.** Motion voted on and passed unanimously.

–Continued on other side. –

**Holiday Springs Village Condominium IV Association  
Board of Directors Meeting Minutes — Tuesday, September 13, 2011**

**Page 2**

- Phyllis Pucci gave a **status report** on the **empty units** and/or the ones in **arrears** of maintenance payments (four units in total).
- Due to an amendment of Chapter 718 of the **Florida Statutes**, all members of condominium boards of directors must run for re-election every year.
  - President Phyllis Pucci and Treasurer Joan Nordholz announced that they will *not* be seeking re-election.
  - **Motion was made by Dena Wolfisch and seconded by Phyllis Pucci that Condo IV's Board of Directors be reduced to five (5) people for the coming year.** Motion approved by a 5-1 vote. (For: Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Brian Cocker, and Lorraine Greene. Against: Alan Levine.)
- **Motion to Adjourn** made by Dena Wolfisch and seconded by Joan Nordholz. Motion approved unanimously. Meeting adjourned at 11:07am.

Respectfully submitted,



Alan M. Levine

Attendance

Phyllis Pucci  
Dena Wolfisch  
Alan Levine  
Joan Nordholz

Brian Cocker  
Lorraine Greene

Gert Feltman  
Dorothy Gorelick  
Gene Hammersley  
Beatrice Miller

Donna Richardson  
John Szolodko  
David Harris

**Inasmuch as the dynamics of our Board of Directors is undergoing major change, we would like to encourage you – Condo IV's residents – to take a more active part in contributing to our operation. Consider running for a Board position, or, in lieu of that, to serve on one of our committees. As is this great country of ours, Condo IV is self governing.**

## **Holiday Springs Village Condominium IV Association Board of Directors Meeting Minutes — Tuesday, October 11, 2011**

- Meeting called to order at 10:08 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Present were President Phyllis Pucci, Vice President Dena Wolfisch, Secretary Alan Levine, Phil Locke, and Lorraine Greene. Absent were Treasurer Joan Nordholz and Brian Cocker.
- Motion was made by Lorraine Greene and seconded by Phyllis Pucci to forgo the reading of the preceding meeting's **minutes**. Voted on and passed unanimously. Minutes were amended to include that the motion to reduce **the Board of Directors** to five members had been passed. Motion was made by Dena Wolfisch and seconded by Phyllis Pucci to accept the minutes as corrected. Voted on and passed unanimously.
- **Dena Wolfisch** presented the **Treasurer's report**. Motion made by Phil Locke and seconded by Phyllis Pucci to accept the report. Voted on and passed unanimously.
- **Alan Levine** gave the **Recreation Board Report**:
  - The clubhouse **elevator** is back in service following an extended downtime.
  - There is extensive termite infestation in the second-floor clubhouse ceiling.
  - The security-camera project has been put on hold until after the elevator-repair and termite problems are financially put to bed.
- **Lorraine Greene** gave the **Margate Association of Condominiums report**.
- **Dena Wolfisch** reminded us that **anyone interested in running for a position on the Board of Directors must submit an application that includes his or her qualifications.**
- There was discussion about whether or not candidates for the Board must be owners of the units in which they reside.
  - Yes, they must be unit owners.
- Last month it had been decided to padlock the swimming pool area between 10pm and 8am. However, we have been unable to get volunteers to do the locking and unlocking. We are attempting to set up a schedule. If unsuccessful, we will be forced to forgo the project.
- **Unfinished Business – Maintenance Issues**
  - There are still a few loose tiles on the pool-house roof. David Harris will investigate.
  - There is still rust on the washer doors in the building-26 second-floor laundry room. David Harris will investigate.

— Continued on Other Side —

**Holiday Springs Village Condominium IV Association  
Board of Directors Meeting Minutes — Tuesday, October 11, 2011**

– Page 2 –

- **Phyllis Pucci** gave a **status report** on the **empty units**. We are beginning to receive maintenance payments from a few of their mortgagees.
  - 26/303 – Controlled by Wells Fargo Bank.
  - 25/408 – Controlled by Chase Bank.
  - 25/106 – Controlled by Freedom First Bank.
  - 25/402 – (Should we buy it?)
  
- **Dena Wolfisch** reminded us that there will be an **evening Board meeting** on the evening of October 12<sup>th</sup> for the benefit of those who were unable to attend *this* meeting.
  
- **Motion to Adjourn** made by Phil Locke and seconded by Phyllis Pucci. Motion approved unanimously. Meeting adjourned at 10:43am.

Respectfully submitted by



Alan Levine, secretary

Attendance

Phyllis Pucci	Phil Locke	Denny Augustus	Gert Feltman
Dena Wolfisch	Lorraine Greene	Julio D’Gabriel	David Harris
Alan Levine			

**Reminder to all: Please turn in the emergency-notification forms!**



Wednesday, October 12, 2011, 7pm

Dena Wolfisch	25-305
Alan Levine	26-102
Lorrie Greene	26-202
Julio D'Gabriel	26-401
Norman Wolfisch	25-305
Sylvia Ramkishun	25-107
Donna Silva	25-104
Dom Coppola	25-302

- 1) Teenagers on roof. Locks on roof doors?
- 2) No Trespassing Signs.
- 3) Sign authorizing police to enter property.
- 4) Lifesaver missing from pool area.
- 5) Cable is hanging outside apt. 25-104

## **Holiday Springs Village Condominium IV Association**

### **Board of Directors Meeting Minutes – Tuesday, November 8, 2011**

- Meeting called to order at 10:05 am by President Phyllis Pucci.
- **Roll Call** taken by Secretary Alan Levine. Present were President Phyllis Pucci, Vice President Dena Wolfisch, Secretary Alan Levine, Treasurer Joan Nordholz, Phil Locke, Brian Cocker, and Lorraine Greene.
- Minutes of the preceding meeting (October 11<sup>th</sup>) were read and amended. Motion was made by Dena Wolfisch and seconded by Phyllis Pucci to accept the minutes as amended. Motion voted on and passed unanimously.
- **Joan Nordholz** presented the **Treasurer's report**. Motion was made by Phyllis Pucci and seconded by Dena Wolfisch to accept the report. Voted on and passed unanimously.
- **Alan Levine** gave the **Recreation Board Report**.
  - Lighting for hedge-sculptured signs on Sample Road had been discussed;
  - Termite infestation problem in Clubhouse was remedied;
  - Commemorative USA flags will be put into display cases in lobby;
  - Margate Inner-City Transit has discontinued weekend bus service.
- **Lorraine Greene** gave the **Margate Association of Condominiums report**.
  - Attorneys spoke about foreclosures. If a condo association rents out a unit that is in foreclosure, the prospective tenants must be informed of that.
- **Dena Wolfisch** reminded us that there will be a Board meeting tomorrow [November 9<sup>th</sup>] evening at 7pm in the Board Room.
- **Old Business**
  - The safety grab bars for the pool-house rest rooms have been ordered.
- **Phyllis Pucci** gave a status report on our empty units:
  - 25/106 – It was learned that owner Evelyn Slaughter had been in a nursing home and recently passed away. Unit needs major repairs.
  - 25/208 is for sale.
  - 26/106 is for sale by the owner.
  - 26/206 is for sale by the owner.
  - 25/402 (Sheinen) – has no mortgage, but is in arrears beyond six months; it is furnished and has the potential for being taken over by us and being rented out.
- Phyllis Pucci reminded us that **Board elections** and **nomination of officers** will be held next month and that she, Joan Nordholz, and Phil Locke will be stepping aside.

— Continued on Other Side —

**Holiday Springs Village Condominium IV Association**  
**Board of Directors Meeting Minutes – Tuesday, November 8, 2011**

**—Page 2—**

- **David Harris gave his maintenance report.**
- A crew had come in last week and trimmed up everything.
  - An exterior light fixture is out on building 25.
  - There is a new man on staff for sprinkler detail – George – who replaces Jay.
  - Pool-shingle problem will be addressed this week.
  - The safety grab bars for the pool-house rest rooms are ready for pickup.
  - A pothole in the parking lot will be cold-patched by the in-house staff.
  - The automatic -shutoff valves in the restrooms have been adjusted.
- **Motion to Adjourn** made by Phil Locke and seconded by Joan Nordholz. Motion approved unanimously. Meeting adjourned at 10:28am.

Respectfully submitted by



Alan Levine, secretary

Attendance

**Phyllis Pucci**  
**Dena Wolfisch**  
**Alan Levine**  
**Joan Nordholz**

**Phil Locke**  
**Lorraine Greene**  
**Brian Cocker**  
**Helen Augustus**

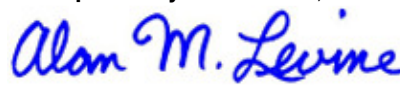
**Jean Cirignano**  
**Julio D'Gabriel**  
**Gert Feltman**  
**Sherry Goldfinger**

**Gene Hammersley**  
**Jane Schnitzer**  
**Gary Cunningham**  
**David Harris**

**Holiday Springs Village Condominium IV Association  
Board of Directors and **Annual Meeting** Minutes  
Tuesday, December 13, 2011**

- This **annual meeting** was called to order at 10:09 am by President Phyllis Pucci.
- The first notice of this meeting had been sent to all unit owners on October 14, 2011. The second notice had been sent on November 29, 2011.
- **Roll Call** was taken by Secretary Alan Levine. All directors (Phyllis Pucci, Dena Wolfisch, Joan Nordholz, Alan Levine, Brian Cocker, Phil Locke, and Lorraine Greene) were present.
  - Total attendance included seventeen (17) unit owners from buildings 25 and 26. In addition, twenty-two (22) units were represented by proxy.
  - The total representation at this **Annual Meeting** is a **sixty-one percent (61%) majority** (39 out of 64). A quorum was declared.
- Motion made by Dena Wolfisch and seconded by Phyllis Pucci to accept the **minutes** of the previous (November) meeting as written. Voted on and passed by unanimous consent.
- Joan Nordholz gave the **Treasurer's report**. Motion made by Dena Wolfisch to accept the report. Voted on and passed by unanimous consent.
- **ELECTION OF DIRECTORS for 2012**
  - Inasmuch as there were only five candidates to fill five positions, elections were not required. The new Board of Directors shall consist of Brian Cocker, Julio D'Gabriel, Lorraine Greene, Alan Levine, and Dena Wolfisch.
  - Although the terms of the 2011 directors end at this meeting, it was agreed by unanimous consent that they maintain their offices until signing authority is transferred.
- **ELECTION OF OFFICERS for 2012**
  - Joan Nordholz nominated Alan Levine for president; seconded by Dena Wolfisch. There were no additional nominations. Voted on and elected unanimously.
  - Phyllis Pucci nominated Dena Wolfisch for Vice-President /Secretary; seconded by Alan Levine. There were no additional nominations. Voted on and elected unanimously.
  - Dena Wolfisch nominated Lorraine Greene for treasurer; seconded by Alan Levine. There were no additional nominations. Voted on and elected unanimously.
- **Motion to Adjourn** made by Dena Wolfisch and seconded by Joan Nordholz at 10:39 am; voted on and passed unanimously.

Respectfully submitted,

  
Alan M. Levine

MINUTES OF THE HOLIDAY SPRINGS CONDO IV BOARD MEETING  
December 22, 2011

Alan Levine called the meeting to order at 1:04 PM. Roll call was taken: present Alan Levine, Dena Wolfisch, Lorraine Greene, Brian Cocker, and Julio D'Gabriel.

Motion made by Alan Levine and seconded by Dena Wolfisch that the minutes of the previous meeting be accepted as read. Voted on, Dena Wolfisch, Lorraine Greene, and Brian Cocker voted to accept the minutes, Julio D'Gabriel opposed.

Alan Levine stated that there was a technicality concerning the elections at the December 13, 2011 meeting, therefore; we are going to re-do the election at this time.

**Dena Wolfisch nominated Alan Levine for president; seconded by Lorraine Greene. There were no additional nominations. Voted on and elected unanimously.**

**Alan Levine nominated Dena Wolfisch for Vice-President/Secretary, seconded by Lorraine Greene. There were no additional nominations. Voted on and elected unanimously.**

**Dena Wolfisch nominated Lorraine Greene for treasurer, seconded by Alan Levine. There were no additional nominations. Voted on and elected unanimously.**

Lorraine Greene made a motion that we do not pay someone to come in on his own time to clean the elevator. Dena Wolfisch seconded the motion. This was tabled until the next meeting.

Dena Wolfisch moved that Alan Levine continue as Recreation Board representative. This was seconded by Lorraine Greene and accepted unanimously.

Alan Levine moved that Condo IV continue to be members of MAC. Dena Wolfisch seconded it and was approved unanimously. Alan Levine thanked Lorrie Greene for being our representative. Lorrie will continue as representative and Sherry Goldfinger will be an alternate delegate to MAC.

Lorraine Greene nominated Brian Cocker to continue as Building Captain for Building 26. He accepted. Voted on and elected unanimously.

Alan Levine also appointed Norman Wolfisch to continue as Building Captain of Building 25. Voted on and accepted unanimously.

The following issues were discussed:

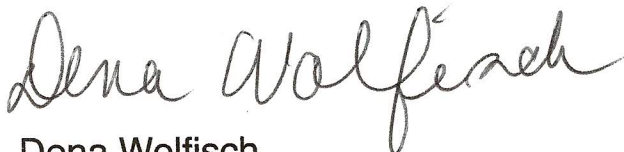
1. Parking lot needs to be resurfaced. Discussion tabled until the next meeting
2. Washer and Dryer replacement. Discussion tabled until the next meeting.
3. Barrier for electric box at Building 26. Tabled until the next meeting.

The Chairman of the Screening Committee will be Dena Wolfisch. Lorraine Greene and Alan Levine will be on the committee.

The Landscape Beautification committee will continue to be led by Julio D'Gabriel.

Dena Wolfisch made a motion to adjourn the meeting. Alan Levine seconded. Voted on and passed unanimously at 2:38 PM.

Respectfully submitted ,

A handwritten signature in cursive script that reads "Dena Wolfisch". The signature is written in dark ink and is positioned above the printed name and title.

Dena Wolfisch  
Vice President/Secretary