

Holiday Springs Village Condominium, Inc. No. 4
Special Unit Owners Meeting – Tuesday, January 11, 2022

- Holiday Springs Village Condominium No. 4 assembled for a Special Unit Owners Meeting at the clubhouse in Margate, Florida, on January 11, 2022. The meeting was called to order at 9:35 a.m. by President Alan Levine.
- **Purpose:** To tabulate the ballots of the runoff Board of Directors election and hopefully break the three-way tie for two (2) positions .
- **Notice** of this meeting had been sent to all unit owners by First Class USPS mail on December 28th, 2021, along with ballots and proxy instructions.
- **Attendance** – Twenty-six (26) units (eleven [11] in person and fifteen [15] by proxy) were represented.
 - A quorum was ***not*** attained.
 - In accordance with Florida statute, a quorum is not necessary in order to conduct a Board of Directors election.
- **Election**
 - Mail-in ballots had been in the custody of Consolidated Community Property Manager LynnEllen Huff.
 - Ballots were tabulated in view of the assembly by LynnEllen Huff and Unit Owner Donna Richardson.
 - Three (3) candidates ran for two (2) positions. Sixteen (16) ballots had been cast. Results were:

○ Peter Lauro	9 (elected)
○ Jennifer Zelenka	8 (elected)
○ Gilda Gramola	7
- **Adjournment** at 10:04 a.m.

Respectfully submitted,
Alan Levine



Exceptional Property Management

Second Notice - Annual Membership Meeting Runoff Election Meeting

Holiday Springs Village Condominiums 4, Inc.
A Corporation Not-for-Profit

Dear Unit Owner:

There will be a runoff election meeting held on the following date, time, and place.

Date: January 11, 2022
Time: 9:30 a.m.
Place: Clubhouse Auditorium

An identification of agenda items is as follows:

1. Certifying Quorum - Call to order
2. Proof of Notice of Meeting
3. Election Tabulation
4. Results of runoff election
5. Adjournment

If you have already submitted a proxy for the Annual Meeting it is still valid. **A majority** of all Association Members (a "quorum") must be present, in person or by proxy, at the meeting in order for the business to be conducted. **It is important that you either attend or provide the proxy.**

Please note, The Organizational Meeting for the officers will be held immediately following this runoff Meeting.

Dated: December 28, 2021 - **By Order of the Board of Directors**



Holiday Springs Village Condominiums 4, Inc.

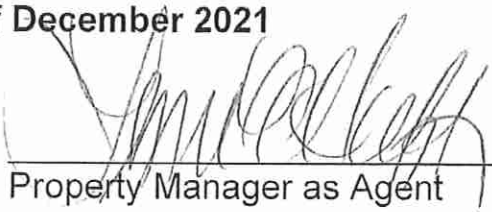
A Corporation Not-for-Profit

PROOF OF NOTICE AFFIDAVIT

STATE OF: FLORIDA
COUNTY OF: BROWARD

The undersigned Property Manager as agent for **Holiday Springs Village Condominiums 4, Inc.** being first duly sworn, deposes and says that said agent has posted or caused to be posted, conspicuously on the property, and has mailed, delivered, or caused to be mailed or delivered written notice of the: **Runoff election** meeting to be held at the clubhouse auditorium on **January 11, 2022**, not less than Fourteen (14) days prior to said meeting.

Dated this 28th day of December 2021



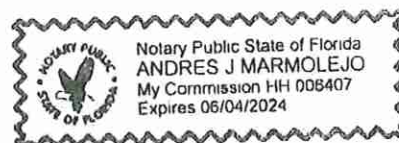
Property Manager as Agent

The foregoing Affidavit was acknowledged before me this 28th day of December 2021 by, **LynnEllen Huff** the Property Manager as agent for: **Holiday Springs Village Condominiums 4, Inc.**



Notary

My commission expires:





Holiday Springs Village Condominiums 4, Inc.

A Corporation Not-for-Profit

BALLOT FOR ELECTING DIRECTORS

Runoff Meeting Date: January 11, 2022

Time: 9:30 A.M.

Clubhouse Auditorium

VOTE FOR NO MORE THAN Two (2) CANDIDATES FOR A ONE (1) YEAR TERM. If you vote for more than two (2) candidates, your ballot will be invalid.

- ☐ **Gilda Gramola**
- ☐ **Peter Lauro**
- ☐ **Jennifer Zelenka**



ELECTION BALLOT INSTRUCTIONS IMPORTANT INFORMATION

PLEASE READ

Balloting for the Board of Directors is secret. An Association Member wishing to vote must use the enclosed ballot and comply with the following instructions:

Every vote counts. Whether you are attending the meeting or not, please follow the directions below to participate in this very important community election:

- a. Mark the ballot for the candidates of your choice.
- b. Do not vote for more than TWO (2) candidates.
- c. Do not place any identifying marks such as name or address on the ballot.
- d. Place the completed **blue** ballot in the **blue** envelope marked ballot.
- e. Do not place any identifying marks such as name or address on the ballot.
- f. Place the **blue envelope** into the **white** return envelope provided.
- g. Be sure to sign and address the envelope.
- h. If the envelope is not filled in completely, it will be disallowed.
- i. Please mail or hand deliver the **white** envelope prior to the date and time of the meeting containing your ballot, signed and completed to:

**Consolidated Community Management
c/o Holiday Springs Board of Directors
7124 North Nob Hill Road
Tamarac FL, 33321**



Exceptional Property Management

BOARD OF DIRECTORS MEETING

ASSOCIATION NAME: Holiday Springs Village Condominium 4 inc.

DATE: Tuesday, January 11, 2022

TIME: 9:30 A.M.

LOCATION: Clubhouse Auditorium

AGENDA

1. Call to order / Establish a Quorum
2. Read and Approve Prior Meeting Minutes
3. Treasurer's Report
4. Old Business:
5. New Business:
6. Good and Welfare
7. Adjournment

HOLIDAY SPRINGS VILLAGE CONDOMINIUM 4 IN.

Page: 1

Balance Sheet
As of 12/31/21

ASSETS

CASH:

1010	South State Operating	\$ 25,384.07	
1030	South State Reserves	257,074.53	
1032	South State Security	14,108.00	
	SUB-TOTAL CASH		\$ 296,566.60

CURRENT ASSETS:

1110	A/R Maintenance	\$ 5,007.00	
1170	A/R Late Charges	74.00	
1180	NSF Fees Receivable	20.00	
1199	Allowance for Bad Debt	2,000.00	
1200	Prepaid Insurance	54,285.49	
1218	Prepaid Expenses	480.00	
	SUB-TOTAL CURRENT ASSETS		\$ 57,866.49
	TOTAL ASSETS		\$ 354,433.09

=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3010	Accounts Payable	\$ 31.99	
3030	Insurance Payable	46,957.76	
3080	Security Deposits	13,091.00	
3310	Prepaid Member Fees	4,676.00	
	SUB TOTAL CURRENT LIABILITIES		\$ 64,756.75

RESERVES

5000	Reserve - Painting	\$ 42,505.33	
5002	Reserve - Roofing	87,858.48	
5004	Reserve - Mansards	28,543.09	
5006	Reserve - Paving	20,651.58	
5008	Reserve - Elevator	68,640.75	
5010	Reserve - Laundry Equipment	6,128.60	
5030	Reserve - Interest	2,747.37	
	SUB-TOTAL CURRENT LIABILITIES		\$ 257,075.20

EQUITY:

5510	Retained Earnings	\$ 24,306.70	
	CURRENT YEAR NET INCOME/(LOSS)	8,294.44	
	SUB-TOTAL EQUITY		\$ 32,601.14

HOLIDAY SPRINGS VILLAGE CONDOMINIUM 4 IN.

Page: 2

Balance Sheet
As of 12/31/21

TOTAL LIABILITIES & EQUITY

\$ 354,433.09

=====

HOLIDAY SPRINGS VILLAGE CONDOMINIUM 4 IN.

Page: 1

INCOME AND EXPENSE STATEMENT

Period: 12/01/21 to 12/31/21

Current Period				Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
25,776.00	25,785.87	(9.87)	06110	Maintenance Income	309,277.00	309,430.00	(153.00)	309,430.00
.00	.00	.00	06170	Owner Late Fees	1,513.00	.00	1,513.00	.00
.00	558.37	(558.37)	06177	Laundry Income	6,333.00	6,700.00	(367.00)	6,700.00
10.00	.00	10.00	06180	NSF Fees Income	20.00	.00	20.00	.00
898.41	641.63	256.78	06185	Reimbursement Condo # 6	1,360.10	7,700.00	(6,339.90)	7,700.00
.00	.00	.00	06300	Bank Transfer	19,200.00	.00	19,200.00	.00
26,684.41	26,985.87	(301.46)		SUB-TOTAL INCOME	337,703.10	323,830.00	13,873.10	323,830.00
EXPENSES								
UTILITIES								
.00	591.63	591.63	07010	Refuse	6,267.71	7,100.00	832.29	7,100.00
.00	441.63	441.63	07050	Electricity	5,033.94	5,300.00	266.06	5,300.00
.00	3,666.63	3,666.63	07060	Water/Sewer	40,858.02	44,000.00	3,141.98	44,000.00
.00	2,855.13	2,855.13	07070	Cable Expense	31,144.10	34,262.00	3,117.90	34,262.00
.00	108.37	108.37	07090	Elevator Telephone	904.47	1,300.00	395.53	1,300.00
.00	7,663.39	7,663.39		UTILITIES	84,208.24	91,962.00	7,753.76	91,962.00
PROPERTY MAINTENANCE								
232.78	1,250.00	1,017.22	07210	Repairs & Maintenance	39,055.09	15,000.00	(24,055.09)	15,000.00
.00	900.00	900.00	07220	Janitorial Services	11,042.43	10,800.00	(242.43)	10,800.00
.00	.00	.00	07225	Janitorial Supplies	143.50	.00	(143.50)	.00
900.00	900.00	.00	08010	Landscaping	10,800.00	10,800.00	.00	10,800.00
.00	75.00	75.00	08017	Irrigation Maint & Supplies	.00	900.00	900.00	900.00
.00	666.63	666.63	08025	Landscape Extras/Mulch	2,237.00	8,000.00	5,763.00	8,000.00
.00	250.00	250.00	08040	Tree Trimming	3,000.00	3,000.00	.00	3,000.00
.00	258.37	258.37	08050	Pest Control	2,570.00	3,100.00	530.00	3,100.00
295.00	440.00	145.00	08060	Pool Maintenance	3,260.00	5,280.00	2,020.00	5,280.00
.00	83.37	83.37	08062	Fire Equipment	1,005.30	1,000.00	(5.30)	1,000.00
.00	100.00	100.00	08065	Satellite Pool Repair Condo	(2,747.35)	1,200.00	3,947.35	1,200.00
.00	333.37	333.37	08070	Elevator Maintenance	4,215.60	4,000.00	(215.60)	4,000.00
.00	.00	.00	08071	Elevator Contract	865.20	.00	(865.20)	.00
1,427.78	5,256.74	3,828.96		PROPERTY MAINTENANCE	75,446.77	63,080.00	(12,366.77)	63,080.00
ADMINISTRATIVE & OFFICE								
850.00	946.00	96.00	09000	Management Fees	11,160.00	11,352.00	192.00	11,352.00

HOLIDAY SPRINGS VILLAGE CONDOMINIUM 4 IN.

Page: 2

INCOME AND EXPENSE STATEMENT

Period: 12/01/21 to 12/31/21

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
798.71	83.37	(715.34)	09110	Office Expense	1,553.43	1,000.00	(553.43)	1,000.00
.00	.00	.00	09115	Bank Fees	2,376.80	.00	(2,376.80)	.00
.00	166.63	166.63	09125	Accounting	.00	2,000.00	2,000.00	2,000.00
4,987.75	250.00	(4,737.75)	09130	Legal Fees	15,081.47	3,000.00	(12,081.47)	3,000.00
.00	21.37	21.37	09135	Fees to Division	.00	256.00	256.00	256.00
.00	41.63	41.63	09145	Taxes/Licenses/Fees	456.25	500.00	43.75	500.00
.00	4,875.00	4,875.00	09150	Insurance	42,215.26	58,500.00	16,284.74	58,500.00
4,041.27	3,848.00	(193.27)	09152	Recreation Center Fee	46,692.00	46,176.00	(516.00)	46,176.00
4,221.77	.00	(4,221.77)	09160	Bad Debt Expense	4,221.77	.00	(4,221.77)	.00
14,899.50	10,232.00	(4,667.50)		ADMINISTRATIVE & OFFICE	123,756.98	122,784.00	(972.98)	122,784.00
.00	.00	.00		RESERVES	.00	.00	.00	.00
288.50	288.50	.00	09202	Reserve Painting	3,462.00	3,462.00	.00	3,462.00
1,851.58	1,851.62	.04	09204	Reserve Roofing	22,218.96	22,219.00	.04	22,219.00
296.00	296.37	.37	09206	Reserve Mansards	3,552.33	3,556.00	3.67	3,556.00
407.92	407.88	(.04)	09208	Reserve Paving	4,895.04	4,895.00	(.04)	4,895.00
853.00	853.13	.13	09210	Reserve Elevator	10,236.17	10,238.00	1.83	10,238.00
136.00	136.13	.13	09212	Reserve Laundry Equipment	1,632.17	1,634.00	1.83	1,634.00
20,160.28	26,985.76	6,825.48		TOTAL EXPENSES	329,408.66	323,830.00	(5,578.66)	323,830.00
6,524.13	.11	6,524.02		Current Year Net Income/(los	8,294.44	.00	8,294.44	.00

AGED OWNER BALANCES: AS OF Dec. 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
13888	13888	Rita Earling	0.00	25.00	0.00	0.00	25.00
13898	13898	Julio & Myra D'Gabriel	0.00	445.00	50.00	0.00	495.00
13920	13920	Jacqueline Leone & L. Carlone	0.00	435.00	435.00	0.00	870.00
14998	14998	Carlos D. Fernandez	0.00	435.00	0.00	0.00	435.00
15900	15900	Bibi Basheerulla	0.00	31.00	0.00	0.00	31.00
17058	17058	Jesus Rojas Arango*	0.00	349.00	25.00	0.00	374.00
20564	20564	Patricia Ann & Daniel Look	0.00	29.00	0.00	0.00	29.00
21702	21702	Elsie Alceus	445.00	0.00	0.00	0.00	445.00
22448	22448	Charles & Carole Ayala	0.00	6.00	0.00	0.00	6.00
25471	25471	Muhammad Nawaz	0.00	349.00	1098.00	0.00	1447.00
25781	25781	MTDC Leadership Life Coaching	0.00	25.00	0.00	0.00	25.00
30568	30568	Bibi Mackoon	0.00	435.00	459.00	0.00	894.00
31073	31073	Janett Coding	0.00	0.00	25.00	0.00	25.00
TOTAL:			445.00	2564.00	2092.00	0.00	5101.00

AGED OWNER BALANCES: AS OF Dec. 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
-----------	--------	--------------	---------	---------	---------	---------	-------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1110	435.00	2554.00	2018.00	0.00	5007.00
01		Late Fees	1170	0.00	0.00	74.00	0.00	74.00
02		NSF charges	1180	10.00	10.00	0.00	0.00	20.00
GRAND TOTAL:				445.00	2564.00	2092.00	0.00	5101.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01110	A/R Maintenance	5007.00
01180	NSF Fees Receivable	20.00
01170	A/R Late Charges	74.00
TOTAL		\$5101.00

Holiday Springs Village Condominium 4 Association, Inc.
December 14, 2021

Board Members Present:

Peter Lauro -Treasurer/Secretary
Alan Levine -President
Helen Augustus - Director
Donna Silva - Director
Donna Richardson – Vice President

Consolidated Community Management Representative:

LynnEllen Huff, LCAM

The meeting was called to order at 9:47 a.m.

A quorum of the Board was not present to conduct the meeting. 22 in person and proxy. 33 was needed for quorum.

1. Peter Lauro introduced the Chairperson of the meeting, Alan Levine who explained the process of how the meeting will go. Alan called for volunteers from the membership that were not running or related to anyone running for the Board. No one volunteered. Alan explained since Donna Richardson was not running and LynnEllen will count the votes.
2. At 9:48 a.m. the Election Monitor announced that the election is closed, and the counting team will review voting certificates and tabulate the ballots.
3. 7 proxies were included in the Ballot envelopes
4. At approximately 10:38 a.m. LynnEllen Huff announced the results of the voting for Board of Directors. LynnEllen explained that out of the 8 candidates she was going to read the highest vote totals and that those 7 candidates with the highest votes will be on the 2021/2022 Board of Directors. LynnEllen then explained that due to a statistical tie of the remaining candidates that a run-off election would be needed. A run-off will include a complete mailing with ballots to all association members for the purpose of voting for the two remaining positions. ***Copy of Ballot with Tallies is included in meeting package).***
5. LynnEllen mentioned that there were 0 disregarded envelopes and a total of 33 envelopes that would be counted towards the election.

Results of the voting include highlighted candidates who will be automatically on the board.

Donna Silva	27
Helen Augustus	25
Alan Levine	22
Marie Mugnano	17
Minette Cummins	17
Gilda Gramola	16
Peter Lauro	16
Jennifer Zelenka	16

A Run-off election will include mailing a REVISED second notice of meeting including a ballot, ballot envelopes, etc. The documents will be drafted by Consolidated Community Management.

Run off candidates will be:

Gilda Gramola	16
Jennifer Zelenka	16

Peter Lauro	16
-------------	----

6. LynnEllen explained that she will communicate and coordinate association business with the above highlighted 5 board members via group email. LynnEllen explained that immediately following the run-off election then an organizational meeting will take place to announce board positions.

Meeting was adjourned at 10:48 a.m.

Alan List

Holiday Springs		January	
			2022
Dec. 29	LH	Drove over reimbursement check for signatures.	Dec. 29
Dec. 23	LH	Took Reimbursement check for James Ridenour's overpayment to Alan to be signed.	Dec. 23
Dec. 16	LH	Forwarded to the BOD the agenda and ballot being mailed out for the runoff election.	Dec. 16
Dec. 14	LH	Attended the annual meeting. Transposed the minutes, arranged to have the run off election notice sent out to the homeowners for the January 11th meeting.	Dec. 14
Dec. 13	LH	Emailed completed questionnaire to Marsh McLennan Agency	Dec. 13
Dec. 9	LH	responded to Minnette Cummins requesting information. She was informed that record requests must be sent USPS.	Dec. 9
Dec. 8	LH	Visited community to meet Peter about pickup truck in guest spot.	Dec. 8
Dec. 1	LH	CCM filled out questionnaire for Marsh McLennan Agency	
Nov. 29	LH	Corrected the change of address for the pool permit with FDOH-Broward County	Nov. 29
Nov. 30	LH	Lourders Gomez in Bldg. 25 requested Wind Mitigation. Alan sent me the latest and now they are stored on our server for any additional requests.	Nov. 30
Nov. 29	LH CCM	2nd Notice of annual meeting	Dec. 14
11/22/21	LH	Email replied to 3261 holiday spring Blvd. unit 25 apt 107. about a water issue she has with 207	Nov. 22
11/15/21	LH	The pet violation notice that was intended for 25/107 (3261/Caraballo) unfortunately was sent to 26/107 (3251/Codling). I deleted the Codling violation and sent it to the correct homeowner	Nov. 15
11/11/21	LH	Sent pet violation out to 3261 unit 107	Nov. 11
11/10/21	LH	Filled out emergency questionnaire for Kinski	Nov. 10
11/9/21	LH	Contacted Mesmen for proposal to change the price of laundry	11/9/2021
11/9/21	LH	Called Integrity Property management to report the bank eroding in the canal	11/9/2021
11/9/21	LH	Called Solitude Lake Management about the canal bank erosion they referred me to Integrity	11/9/2021

11/9/21	LH	Sent a W/O to JJ Lawn service that the sprinkler behind unit 108 in the 26 building is out of adjustment	11/9/2021
11/9/21	LH	Transposed meeting minutes for the budget meeting and the Bod meeting. Passed the approved budget to accounting for coupons to be sent to homeowners.	11/9/2021
11/9/21	LH & BOD	Attended budget meeting and BOD meeting at the main clubhouse.	11/9/2021
11/4/21	LH	Deadline for Notice of intent to run was 11/4/21 8 candidates are running for the Board of Directors.	11/5/2021
11/4/21	LH	Visited community to have checks signed, Strong room signatures and picked up boxes for storage	11/4/2021
11/3/21	LH	created contact sheet for the bulletin boards, will dop off with the checks and strongroom set up	11/3/2021
11/3/21	LH & BOD	Checks and strong box set up to be signed.	
11/2/21	LH	Contacted Benchmark about outstanding application and any boxes needing to be picked up.	11/2/2021
11/2/21	LH & BOD	Walked property with the Board of Directors	11/2/2021
Oct. 27	LH	Made appointment to meet 9:30 AM Tuesday Nov 2	11/2/2021

Run Date: 01/07/2022
Run Time: 12:57 pm

HOLIDAY SPRINGS VILLAGE NO. 4
CCR Ride List
Ordered by Ascending Street Addresses

Holiday Springs Blvd.

3261 Holiday Springs Blvd. #107	Teresa Espino & A. Caraballo	Lot/Unit #:	27563	Account #:	27563
---------------------------------	------------------------------	-------------	-------	------------	-------

# 1	CCR Code	Active	Type	Create	Request	Closed	Next Action
	H01 - Pet Violation	YES	Violation	11/15/2021	N/A		NONE

Summary: Pet Violation

Level	Scheduled	Action	Letter	Completed	Fee
1		<Action skipped - 11/15/2021>	02:Final Warning	11/15/2021	\$ 0.00
2	11/15/2021	Printed Letter 08	08:1st VIO- 15 day	11/15/2021	\$ 0.00



Exceptional Property Management

Holiday Springs Village 4 Condo Association, Inc.

January 11, 2022

Dear Board of Directors:

There are no open or pending ARC applications to report.

Best Regards,

Tony Castillo: Administrative Assistant to Property Manager for
Holiday Springs Village 4 Condo Association, Inc.

A handwritten signature in blue ink, appearing to be 'Tony Castillo', with a stylized, flowing script.

HOLIDAY SPRINGS VILLAGE NO. 4
Work Order History - 01/07/2022

Detailed Report

W/O #	Create Date	W/O Type	Lot/Unit #	Account #	Active	Closing Date
Authorization:					Assign to :	
Summary:					Phone (1) :	
<u>Job Location</u>			<u>Contact Name</u>		Phone (2) :	
Special Instructions:						
Detailed Description:						
Note:						

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, January 11, 2022

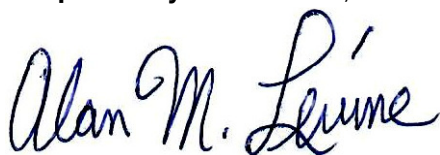
- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on January 11, 2022. The meeting convened at 10:06 a.m. with President Alan Levine presiding.
- **Roll call** was taken and the following Directors were present: Alan Levine, Helen Augustus, Minnette Cummins, Peter Lauro, Marie Mugnano, Donna Silva, and Jennifer Zelenka. A quorum was declared.
- **Reorganization/Election of Officers**
 - Alan Levine nominated Peter Lauro for **president** . He accepted.
 - Donna Silva nominated Jennifer Zelenka for **president**. She accepted. There were no additional nominations.
 - **Peter Lauro** is elected **president** with a 4:3 show-of-hands vote.

 - ✓ Peter Lauro nominated Helen Augustus for **vice president**. She declined.
 - ✓ Alan Levine nominated Minnette Cummins for **vice president**. She declined.
 - ✓ Jennifer Zelenka nominated Marie Mugnano for **vice president**. She accepted. There were no additional nominations.
 - ✓ **Marie Mugnano** becomes **vice president**.

 - Helen Augustus nominated Alan Levine for **secretary**. He accepted. There were no additional nominations. **Alan Levine** is becomes **secretary**.

 - ✓ Peter Lauro nominated Alan Levine for **treasurer**. He accepted.
 - ✓ Marie Mugnano nominated Jennifer Zelenka for **treasurer**. She accepted. There were no additional nominations.
 - ✓ **Jennifer Zelenka** is elected **treasurer** with a 4:3 show-of-hands vote.
- Alan Levine will continue as the Condo-4 representative on the **Recreation Board**.
- **Establishment and Reorganization of Committees** – postponed until next meeting.
- **Signatories**
 - SouthState Bank signatories will be Peter Lauro and Jennifer Zelenka. Other officers will have viewing-only access of transactions and statements.
 - AvidXchange approvers will be Peter Lauro (first) and Jennifer Zelenka (second). All Board members will have viewing rights of invoices through the online portal.
- **Margate Association of Condominiums and Broward Coalition Memberships** – Decision postponed until next meeting.
- **President's Report** was presented by Alan Levine.
- **Adjournment** at 11:24 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan M. Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, February 8, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on February 8, 2022. The meeting convened at 9:30 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Marie Mugnano, Secretary Alan Levine, Helen Augustus, Minnette Cummins, Donna Silva, and Jennifer Zelenka. A quorum was declared.
 - Also present was CCM Property Manager LynnEllen Huff.
- **Guest Speakers**
 - A presentation about insurance trends was given by Ben Meyers and Frank Pulcini of Insurance Office of America
- **Reorganization** to fill treasurer's position (Jennifer Zelenka had resigned.)
 - Helen Augustus nominated Marie Mugnano for treasurer; she accepted.
 - Peter Lauro nominated Alan Levine for treasurer; he accepted.
 - **Marie Mugnano** is elected **treasurer** by a 4:3 show-of-hands vote. She resigns as vice president.
 - Marie Mugnano nominated Jennifer Zelenka for vice president; she accepted.
 - Peter Lauro nominated Minnette Cummins as vice president; she accepted.
 - **Jennifer Zelenka** is elected **vice president** by a 4:3 show-of-hands vote.
- **Minutes** of previous meetings were distributed and read silently.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the November 9, 2021 Budget Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the November 9, 2021 Regular Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the December 14, 2021 Special Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the January 11, 2022 Regular Meeting as corrected. Motion carried by unanimous voice vote.
- **President's Report** was presented by Peter Lauro.
 - Recycling now by Republic Services / bulk pickups discontinued.
 - Broward County Condominium & HOA Exposition schedule.
- **Unfinished Business**
 - **Re-establishment of Committees**
 - **Pool Committee**
Peter Lauro (and TBD).
 - **Screening Committee**
Donna Richardson (chairperson), Alan Levine, Minnette Cummins, Peter Lauro

(continued)

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, February 8, 2022
(page 2)

- Fining Committee

Because members may not be on the Board of Directors and no one else is willing to participate, this committee cannot be formed.

- Amendments Committee

Selection postponed until next meeting.

- **Laundry Room Window Screen**

Peter Lauro will contact Dino Ortiz of All Pro Painting (the original installer)

➤ **New Business**

- **Laundry Machines**

Discussion regarding new machine purchases versus outsourcing the service will be continued at the next meeting.

- **J&J Landscaping**

At a meeting with John Gruccio, Peter Lauro and Marie Mugnano had discussed sprinkler-head maintenance and canal-bank erosion.

- **Discretionary Spending**

MOTION was made by Minnette Cummins (seconded by Marie Mugnano) that the president be given the authority to spend up to \$500 per repair without Board approval. After discussion, motion was carried by unanimous voice vote.

- **Pavers Pressure Cleaning**

MOTION was made by Minnette Cummins (seconded by Jennifer Zelenka) that we hire Xtreme Clean to power-wash the pavers for \$2,000.00. After discussion, motion was carried by unanimous voice vote.

- **Building Captains**

Notices to solicit volunteers will be posted.

- **Meeting Times**

MOTION was made by Jennifer Zelenka (seconded by Minnette Cummins) that our meeting dates be rescheduled to the third Tuesday of the month at 9:30 a.m. After discussion, motion was carried by unanimous voice vote.

- **Selling of Quarters for Laundry Machines to Residents**

Discussed and tabled.

- **Broward Coalition of Condominiums and HOA**

We will renew our membership (\$25 annually). Participants will be Peter Lauro, Alan Levine, and Helen Augustus.

➤ **Motion to Adjourn** was made by Alan Levine at 12:14 p.m.

Respectfully submitted,



Alan M. Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, February 8, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on February 8, 2022. The meeting convened at 9:30 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Marie Mugnano, Secretary Alan Levine, Helen Augustus, Minnette Cummins, Donna Silva, and Jennifer Zelenka. A quorum was declared.
 - Also present was CCM Property Manager LynnEllen Huff.
- **Guest Speakers**
 - A presentation about insurance trends was given by Ben Meyers and Frank Pulcini of Insurance Office of America
- **Reorganization** to fill treasurer's position (Jennifer Zelenka had resigned.)
 - Helen Augustus nominated Marie Mugnano for treasurer; she accepted.
 - Peter Lauro nominated Alan Levine for treasurer; he accepted.
 - **Marie Mugnano is elected treasurer by a 4:3 show-of-hands vote. She resigns as vice president.**
 - Marie Mugnano nominated Jennifer Zelenka for vice president; she accepted.
 - Peter Lauro nominated Minnette Cummins as vice president; she accepted.
 - **Jennifer Zelenka is elected vice president by a 4:3 show-of-hands vote.**
- **Minutes** of previous meetings were distributed and read silently.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the November 9, 2021 Budget Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the November 9, 2021 Regular Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the December 14, 2021 Special Meeting as submitted. Motion carried by unanimous voice vote.
 - Motion was made by Alan Levine (seconded by Peter Lauro) to accept the minutes of the January 11, 2022 Regular Meeting as corrected. Motion carried by unanimous voice vote.
- **President's Report** was presented by Peter Lauro.
 - Recycling now by Republic Services / bulk pickups discontinued.
 - Broward County Condominium & HOA Exposition schedule.
- **Unfinished Business**
 - **Re-establishment of Committees**
 - **Pool Committee**
Peter Lauro (and TBD).
 - **Screening Committee**
Donna Richardson (chairperson), Alan Levine, Minnette Cummins, Peter Lauro

(continued)

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, February 8, 2022
(page 2)

- Fining Committee

Because members may not be on the Board of Directors and no one else is willing to participate, this committee cannot be formed.

- Amendments Committee

Selection postponed until next meeting.

- **Laundry Room Window Screen**

Peter Lauro will contact Dino Ortiz of All Pro Painting (the original installer)

➤ **New Business**

- **Laundry Machines**

Discussion regarding new machine purchases versus outsourcing the service will be continued at the next meeting.

- **J&J Landscaping**

At a meeting with John Gruccio, Peter Lauro and Marie Mugnano had discussed sprinkler-head maintenance and canal-bank erosion.

- **Discretionary Spending**

MOTION was made by Minnette Cummins (seconded by Marie Mugnano) that the president be given the authority to spend up to \$500 per repair without Board approval. After discussion, motion was carried by unanimous voice vote.

- **Pavers Pressure Cleaning**

MOTION was made by Minnette Cummins (seconded by Jennifer Zelenka) that we hire Xtreme Clean to power-wash the pavers for \$2,000.00. After discussion, motion was carried by unanimous voice vote.

- **Building Captains**

Notices to solicit volunteers will be posted.

- **Meeting Times**

MOTION was made by Jennifer Zelenka (seconded by Minnette Cummins) that our meeting dates be rescheduled to the third Tuesday of the month at 9:30 a.m. After discussion, motion was carried by unanimous voice vote.

- **Selling of Quarters for Laundry Machines to Residents**

Discussed and tabled.

- **Broward Coalition of Condominiums and HOA**

We will renew our membership (\$25 annually). Participants will be Peter Lauro, Alan Levine, and Helen Augustus.

➤ **Motion to Adjourn** was made by Alan Levine at 12:14 p.m.

Respectfully submitted,



Alan M. Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, March 8, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on March 8, 2022. The meeting convened at 9:31 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and four (4) additional unit owners.
- **Treasurer's Report** – none.
 - President Peter Lauro gave the bank balances.
- **Minutes**

Motion was made by Minnette Cummins (seconded by Peter Lauro) to accept the minutes of the February 8 meeting, as read aloud by Secretary Alan Levine. Motion carried by unanimous voice vote.
- **Committee Reports** – none.
- **Amendments Committee** formed, consisting of Alan Levine (chair), Minnette Cummins, Peter Lauro, Helen Augustus, Donna Silva, and Donna Richardson.
 - The committee will meet on Monday, March 14, at 10 a.m.
- **President's Report** was presented by Peter Lauro.
- **Correspondence**
 - A letter from Charles Ayala (26-108) summarizing many of his concerns was read aloud by Secretary Alan Levine and responded to by President Peter Lauro.
- **Unfinished Business**
 - **Laundry Room Window Screen** – Helen Augustus will investigate finding a replacement.
 - **Laundry Room Equipment** – The alternative of outsourcing was discussed. Further discussion and a possible decision will be forthcoming at next month's meeting.
 - **Broward Coalition Membership** – Discussion postponed until next month.
- **Reorganization** to fill treasurer's position (Marie Mugnano had resigned.)
 - Alan Levine nominated Minnette Cummins; she accepted.
 - Peter Lauro nominated Alan Levine; he accepted.
 - **Alan Levine** is elected **treasurer** by a 5:1 show-of-hands vote, effective immediately.
- **Accounting**
 - **Motion** was made by Alan Levine (seconded by Minnette Cummins) to accept the terms of CPA Lane Genet's engagement letter to perform the 2021 Annual Financial Review and file the IRS Return.
 - After discussion, motion was carried by a 4:2 roll-call vote.

YES: Alan Levine, Peter Lauro, Minnette Cummins, Helen Augustus.
NO: Donna Silva, Jennifer Zelenka.

(continued)

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes — Tuesday, March 8, 2022

(page 2)

➤ **Posting of Minutes**

- **Motion** was made by Peter Lauro (seconded by Donna Silva) that approved meeting minutes be posted on the bulletin boards.
- After discussion, motion was carried by a 5:1 roll-call vote.
YES: Peter Lauro, Alan Levine, Helen Augustus, Donna Silva, Jennifer Zelenka.
NO: Minnette Cummins.

➤ **Property Manager's Report** was given by LynnEllen Huff.

➤ **Unit Owners' Comments** were entertained.

➤ **Assessment Delinquencies** were reviewed. One unit will be referred to Collections. LynnEllen Huff will give the information to Elizabeth Clark.

➤ **Meeting Adjourned** at 11:35 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan M. Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, March 8, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on March 8, 2022. The meeting convened at 9:31 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and four (4) additional unit owners.
- **Treasurer's Report** – none.
 - President Peter Lauro gave the bank balances.
- **Minutes**

Motion was made by Minnette Cummins (seconded by Peter Lauro) to accept the minutes of the February 8 meeting, as read aloud by Secretary Alan Levine. Motion carried by unanimous voice vote.
- **Committee Reports** – none.
- **Amendments Committee** formed, consisting of Alan Levine (chair), Minnette Cummins, Peter Lauro, Helen Augustus, Donna Silva, and Donna Richardson.
 - The committee will meet on Monday, March 14, at 10 a.m.
- **President's Report** was presented by Peter Lauro.
- **Correspondence**
 - A letter from Charles Ayala (26-108) summarizing many of his concerns was read aloud by Secretary Alan Levine and responded to by President Peter Lauro.
- **Unfinished Business**
 - **Laundry Room Window Screen** – Helen Augustus will investigate finding a replacement.
 - **Laundry Room Equipment** – The alternative of outsourcing was discussed. Further discussion and a possible decision will be forthcoming at next month's meeting.
 - **Broward Coalition Membership** – Discussion postponed until next month.
- **Reorganization** to fill treasurer's position (Marie Mugnano had resigned.)
 - Alan Levine nominated Minnette Cummins; she accepted.
 - Peter Lauro nominated Alan Levine; he accepted.
 - **Alan Levine is elected treasurer by a 5:1 show-of-hands vote, effective immediately.**
- **Accounting**
 - **Motion** was made by Alan Levine (seconded by Minnette Cummins) to accept the terms of CPA Lane Genet's engagement letter to perform the 2021 Annual Financial Review and file the IRS Return.
 - After discussion, motion was carried by a 4:2 roll-call vote.

YES: Alan Levine, Peter Lauro, Minnette Cummins, Helen Augustus.

NO: Donna Silva, Jennifer Zelenka.

(continued)

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes — Tuesday, March 8, 2022

(page 2)

➤ **Posting of Minutes**

- **Motion** was made by Peter Lauro (seconded by Donna Silva) that approved meeting minutes be posted on the bulletin boards.
- After discussion, motion was carried by a 5:1 roll-call vote.
YES: Peter Lauro, Alan Levine, Helen Augustus, Donna Silva, Jennifer Zelenka.
NO: Minnette Cummins.

➤ **Property Manager's Report** was given by LynnEllen Huff.

➤ **Unit Owners' Comments** were entertained.

➤ **Assessment Delinquencies** were reviewed. One unit will be referred to Collections. LynnEllen Huff will give the information to Elizabeth Clark.

➤ **Meeting Adjourned** at 11:35 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan M. Levine, secretary

Holiday Springs Village Condominium 4

Board of Directors Meeting Minutes – Tuesday, April 12, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on April 12, 2022. The meeting convened at 9:31 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary/treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and four (4) additional unit owners.
- **Minutes**
Motion was made by Peter Lauro (seconded by Helen Augustus) to accept the minutes of the March 8 meeting, as read by Secretary Alan Levine. Motion carried by unanimous voice vote.
- **Treasurer's Report** for the month of March was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro.
 - Information from "Coffee with the Commissioners" meeting regarding Yellow Sticker Car Program and August 2nd National Night Out;
 - Update on unit 25/108 situation;
 - Pool backflow-prevention assembly damaged by county worker's car;
 - Catwalks had been cleaned and hosed.
- **Committee Reports**
 - **Pool Committee** news given by Peter Lauro:
 - Four chaise lounges had been stolen.
 - ✓ MOTION was made by Peter Lauro (seconded by Alan Levine) that four new chaise lounges be purchased (\$129 each). After discussion, motion was carried by unanimous voice vote.
 - Railing-cover incident with Crystal Pools and Inspection Report violation.
 - **Amendments Committee** status given by Alan Levine.
 - Peter Lauro will contact the attorney to check progress of amendments mailing.
- **Correspondence** – none.
- **Unfinished Business**
 - **Pressure Cleaning** – completed by Xtreme Cleaning.
 - **Laundry Room Window Screen** – replaced. Helen Augustus had located a vendor.
 - **Laundry Room Equipment**
 - The consensus is not to outsource the service at this time, but to buy three new machines this year. Study will be done to determine which machines should be replaced. Topic tabled.
 - **Broward Coalition Membership** – Topic tabled.
- **New Business**
 - **A/C Condensate Lines**
 - MOTION was made by Peter Lauro (seconded by Alan Levine) to hire Kramer Maintenance to suck out the lines at a cost of \$120 for all sixteen (16) stacks, to be done every four months. After discussion, motion was carried by unanimous voice vote.
 - **Catwalk Repairs**
 - Motion was made by Peter Lauro (seconded by Alan Levine) to accept the proposal from North Star Contractors to repair and paint the damaged areas of the B25 & 26 1st floor catwalks for \$1,837 **unless** Coastline can do it for less. After discussion, motion carried by unanimous voice vote.

-Continued-

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes — Tuesday, April 12, 2022

(page 2)

- **Bulletin Board for Residents** – Tabled.

- **Forgiveness of Late Charges**

MOTION was made by Jennifer Zelenka (seconded by Alan Levine) that the late charges for unit 25/407 be forgiven and a credit indicated in the ledger. After discussion, motion was carried by unanimous voice vote.

➤ **Property Manager's Report** was given by LynnEllen Huff.

➤ **Unit Owners' Comments** were entertained.

➤ **Meeting Adjourned** at 11:40 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan M. Levine, secretary

HOLIDAY SPRINGS VILLAGE CONDOMINIUM No. 4 **MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING**

Tuesday, April 26, 2022

A **SPECIAL MEETING** of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the 2nd-floor laundry room of building 26 on April 26, 2022 and called to order at 9:30 a.m. by President Peter Lauro.

➤ **Attendance:**

- Directors Peter Lauro, Alan Levine, Helen Augustus, Donna Silva, Jennifer Zelenka, and Minnette Cummins. A quorum was declared.
- Also in attendance was Donna Richardson.

➤ Washing-machine replacement was discussed.

- Outsourcing of service was considered, as well as three brands/models at various prices.
- **Motion** was made by Alan Levine to purchase four (4) Maytag top-load washers from Mesmen at \$1,103 each. They will replace the Whirlpool washers. After further discussion, motion was carried by a unanimous voice vote.

➤ **Adjournment** at 10:11 a.m.

Respectfully submitted,
Alan Levine, secretary

Holiday Springs Village Condominium 4

Board of Directors Meeting Minutes – Tuesday, May 10, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on May 10, 2022. The meeting convened at 9:30 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary/treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and three (3) additional unit owners.
- **Minutes**
 - **Motion** was made by Peter Lauro (seconded by Helen Augustus) to accept the minutes of the April 12th regular meeting, as read aloud by Secretary Alan Levine. Motion was carried by unanimous voice vote.
 - **Motion** was made by Peter Lauro (seconded by Helen Augustus) to accept the minutes of the April 26th special meeting, as read aloud by Secretary Alan Levine. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for the month of April was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
 - Parking situation, zero tolerance for future violators, towing will be enforced.
- **Committee Reports**
 - **Pool Committee** (Peter) – none.
 - **Amendments Committee** (Alan) – nothing at committee level, Board action pending.
 - **Screening Committee** (Donna Richardson) – add-on resident interviewed & approved for apartment 26/303.
- **Correspondence** – none.
- **Unfinished Business**
 - **Laundry Room Equipment** – matter closed.
 - **Catwalk Repairs** – matter closed.
 - **A/C Condensate Lines** – matter closed.
 - **Chaise Lounges** – matter closed.
 - **Amendments to Governing Documents**
 - **MOTION** was made by Minnette Cummins (seconded by Jennifer Zelenka) to accept the amendments package as reworded by our attorney. After discussion, motion was carried by unanimous voice vote.
 - **MOTION** was made by Peter Lauro (seconded by Alan Levine) that a Special Unit Owners Meeting be held on Tuesday, July 12th at 9:30 a.m. to ratify the amendments package that had previously been approved by this Board. CCM is instructed to mail the voting package no later than June 13th. The regular July Board Meeting usually held at 9:30 will be postponed to begin following the Unit Owners Meeting. After further discussion, motion was carried by unanimous voice vote.
 - **MOTION** was made by Peter Lauro (seconded by Alan Levine) that an informational Q&A seminar be held on Thursday, June 23rd at 6:30 p.m. at the clubhouse.

-Continued-

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes — Tuesday, May 10, 2022

(page 2)

➤ **New Business**

- **Water Getting Sprayed on George's Car** (b-26, a-208) –
The situation was addressed by Peter Lauro.
- **Recycling –**
Peter Lauro presented a proposal from Panzarella Waste & Recycling Services.
Situation still under investigation.
- **Landscaping –** Discussed.

➤ **Property Manager's Report** was given by LynnEllen Huff.

➤ **Unit Owners' Comments** were entertained.

➤ **Meeting Adjourned** at 11:40 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan M. Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, June 14, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on June 14, 2022. The meeting convened at 9:30 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following Directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary/treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and two (2) additional unit owners.
- **Guest Speaker**
 - Steven Valancy of Valancy & Reed spoke about his law firm.
 - Board discussion postponed until the next meeting.
- **Minutes**
 - **Motion** was made by Helen Augustus (seconded by Minnette Cummins) to accept the minutes of the previous (May 10th) meeting, as read aloud by Secretary Alan Levine. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for the month May was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(John Jablonski is in the hospital, unrecognized trucks in parking lot, a/c condensate lines had been cleared by Kramer, delivery of new washing machines was delayed).
- **Committee Reports**
 - **Pool Committee Report** was presented by Peter Lauro:
(Weed Killer had been purchased)
 - **Screening Committee Report** was presented by Alan Levine:
(Janet Aberman, purchaser of 25/108, had been screened and accepted.
- **Recreation Board Report** was presented by Alan Levine:
(The auditorium needs a new roof and four 15-ton air conditioners.)
- **Correspondence:**
Peter Lauro reported on email exchanges he had with Curt Keyser (Director of the Margate Department of Environmental and Engineering Services) with respect to Republic Services.
- **Unfinished Business**
 - **Recycling Service –**
As the result of Curt Keyser correspondence, Peter Lauro tabled this topic indefinitely.
 - **Amendments to Governing Documents –**
 - ✓ CCM mailings had been received;
 - ✓ Peter Lauro will arrange for the snacks at the June 23rd Q&A meeting.
- **New Business**
 - **Additional Catwalk Repairs** had been done by Coastline.
 - **Sale of 25/108** arrears money is in estoppel and will be collected at closing.
 - **Florida Statutes / Condominium Regulations**
 - ✓ Peter Lauro will prepare and circulate a petition, and include it with a letter to our politicians, with respect to the financial hardships created by recent statute changes.
- **Adjournment**
 - **MOTION** to adjourn was made by Alan Levine (seconded by Jennifer Zelenka).
Carried by unanimous voice vote. Adjournment at 11:53 a.m.

Respectfully submitted,


Alan M. Levine, secretary

HOLIDAY SPRINGS VILLAGE CONDOMINIUM No. 4 **MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING**

Tuesday, June 21, 2022

A **SPECIAL MEETING** of the Holiday Springs Village Condominium No. 4 Board of Directors was held in at the satellite pool on June 21, 2022 and called to order at 9:32 a.m. by President Peter Lauro.

➤ **Attendance**

- President Peter Lauro, Vice President Jennifer Zelenka, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.

➤ **Attorney Representation**

- **MOTION** was made by Alan Levine (seconded by Jennifer Zelenka) that we hire Valancy & Reed to represent us and to be our registered agent. After discussion, motion was carried by unanimous voice vote.
- **MOTION** was made by Alan Levine (seconded by Peter Lauro) that we send Katzman Chandler their 30-day notice of Termination of Contract. After discussion, which resulted in a stipulation that we first consult with Steven Valancy whether to allow Katzman Chandler to continue the open case(s), motion was carried by unanimous voice vote.

➤ **Adjournment** at 9:52 a.m.

Respectfully submitted,

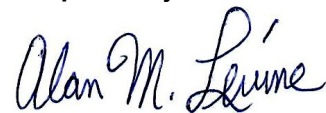
A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan Levine, secretary

Holiday Springs Village Condominium, Inc. No. 4
Special Unit Owners Meeting – Tuesday, July 12, 2022

- Holiday Springs Village Condominium No. 4 assembled for a Special Unit Owners Meeting at the clubhouse in Margate, Florida, on July 12, 2022.
- **Purpose:** To ratify amendments to the Declaration of Condominiums and the ByLaws.
- **Call to Order:** 9:33 a.m. by President Peter Lauro.
- **Attendance** – Fifty [50] units (twelve [12] in person and thirty-eight [38] by proxy) were represented. Proxies were confirmed to be valid. Voting Certificates submitted when necessary.
 - A quorum was declared.
 - Also present was CCM Property Manager LynnEllen Huff.
- **Tabulation of Votes**
 - Votes were tabulated by a four-member committee consisting of Alan Levine, Jennifer Zelenka, Peter Lauro, and LynnEllen Huff. All present witnessed the counting.
- **Results**
 - To amend Article VII of the Declaration of Condominium, Article X of the ByLaws, and Articles IX and X of the Articles of Incorporation with respect to lowering the minimum percentage of affirmative votes necessary to ratify future amendments:
 - ✓ 48 yes. 2 No.
 - ✓ Amendments were successfully ratified.
 - To amend Article I of the Declaration of Condominium to include Kaufman Language:
 - ✓ 49 yes. 1 No.
 - ✓ Amendment was successfully ratified.
- **Adjournment** at 10:23 a.m.

Respectfully submitted,



Alan Levine
Secretary

Special Unit Owners Meeting

Tuesday, July 12, 2022

Name (Building 25)		Signature	Proxy	50% Minimum		Kaufman	
				Yes	No	Yes	No
101	Cavarra	FRANCO Cavarra		X		X	
102	Zager		AL	X		X	
103	Mugnano						
104	Silva	Donna Silva		X		X	
105	Dolan		PL	X		X	
106	Gomez- Nunez						
107	Benavides		PL	X		X	
108	Aberman		AL	X		X	
201	Ibrahim						
202	Ridenour			X		X	
203	Mascarella		PL	X		X	
204	Zelenka	J. Zelenka		X		X	
205	Basheeulla		PL	X		X	
206	Nawaz						
207	Burke						
208	Casimir		AL	X		X	
301	Ahmad		AL	X		X	
302	Rizzolo		AL	X		X	
303	Abbasakoor						
304	Ramirez		DS	X		X	
305	Wolfisch						
306	Pellegrin		Secy	X		X	
307	Ullah		Secy	X		X	
308	Fearon		AL	X		X	
401	Miller	Burnie Miller		X		X	
402	Yassin		AL	X		X	
403	Arevalo		AL	X		X	
404	Gramola						
405	Warnamally		Secy	X		X	
406	Fine		AL	X		X	
407	Monesterio						
408	Fernandez						

Attendance

26

Special Unit Owners Meeting

Tuesday, July 12, 2022

Name (Building 26)	Signature	Proxy		50% Minimum		Kaufman	
				Yes	No	Yes	No
101 Augustus	<i>Helena Augustus</i>		101	X		X	
102 Levine	<i>Alan Levine</i>		102	X		X	
103 Richardson	<i>Barbara K. Richardson</i>		103	X		X	
104 Bewley		AL	104	X		X	
105 Look		ECM	105		X		X
106 Eisner		AL	106	X		X	
107 Codling		AL	107	X		X	
108 Ayala	<i>Carole Ayala</i>		108	X		X	
201 Fyffe / Mighty		Secy	201	X		X	
202 Greene			202	X		X	
203 Cummins	<i>McCummins</i>		203	X		X	
204 Montiel		Secy	204	X		X	
205 Jablonski		AL	205	X		X	
206 Singh		AL	206		X	X	
207 Earing		AL	207	X		X	
208 Fernander	<i>Beryl Fernander</i>		208	X		X	
301 Perez		AL	301	X		X	
302 Tibeia		TR	302	X		X	
303 Donnangelo		PL	303	X		X	
304 Connell		PL	304	X		X	
305 Shirley		AL	305	X		X	
306 Castillo		AL	306	X		X	
307 Gerard		PL	307	X		X	
308 Lauro	<i>Pat Lauro</i>		308	X		X	
401 D'Gabriel estate			401				
402 Stone		AL	402	X		X	
403 Debarry		AL	403	X		X	
404 Mackoon		AL	404	X		X	
405 Alceus		DL	405	X		X	
406 Llopiz		AL	406	X		X	
407 Casarus		AL	407	X		X	
408 Perez		AL	408	X		X	

50

PROPOSED AMENDMENT LANGUAGE SHEET

PROPOSAL 1: AMEND ARTICLE VII OF THE DECLARATION OF CONDOMINIUM, ARTICLE X OF THE BYLAWS AND ARTICLES IX AND X OF THE ARTICLES OF INCORPORATION REGARDING THE METHOD OF AMENDING THOSE DOCUMENTS, AS FOLLOWS:

DECLARATION OF CONDOMINIUM:

VII METHOD OF AMENDMENT OF DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium called and convened in accordance with the By-Laws, by the affirmative vote of Voting Members casting not less than a majority (50% + 1) three-fourths (3/4ths) of the total vote of the Voting Mmembers of the Association present in person or by proxy at a duly noticed meeting of the Association. All Amendments shall be recorded in the Public Records of the County in which the property is located and certified as required by the Condominium Act, as amended or renumbered from time to time. No Amendment shall change any Condominium parcel, nor a Condominium unit's proportionate share of the common parcel, nor a Condominium unit's proportionate share of the common expenses or common surplus, nor the voting rights appurtenant to any unit unless the record owner(s) thereof and all record owners of the other Units join in the execution of the Amendment. No Amendment shall be passed which shall impair or prejudice the rights and priorities of any mortgages, or change the provisions of his Declaration with respect to Institutional Mortgagees, without the written approval of all Institutional Mortgagees of record, nor shall the provisions of Article XII of this Declaration be changed without the written approval of all Institutional Mortgagees of record.

~~Notwithstanding the foregoing, no Amendment shall change the rights and privileges of the Developer, Lessor and Management Firm without the applicable parties' written approval.~~

~~Notwithstanding the foregoing paragraphs of this Article VII, the Developer reserves the right to change the interior design and arrangement of all units, and to alter the boundaries between units, as long as the Developer owns the units so altered; however, no such change shall increase the number of units nor alter the boundaries of the common elements, except the party wall between any Condominium units, without Amendment of this Declaration in the manner hereinbefore set forth. If the Developer shall make any changes in units, as provided in this paragraph, such changes shall be reflected by the Amendment of this Declaration with a Survey attached, reflecting such authorized alteration of units and said Amendment need only be executed and acknowledged by the Developer and any holders of Institutional Mortgages encumbering the said altered units. The Survey shall be certified in the manner required by the Condominium Act. If more than one unit is concerned, the Developer shall apportion between the units, the shares in the common elements appurtenant to the units concerned and the voting rights, together with apportioning the common expenses and common surplus of the units concerned, and such shares of common elements, common expense and common surplus, and the voting rights of the units concerned, shall be duly noted in the Amendment of the Declaration. The rent under the Long Term Lease shall be apportioned by the Developer, with the Lessor's written approval, and same shall be reflected in the Amendment to Declaration.~~

~~Notwithstanding the foregoing paragraphs of this Article VII, it is understood and agreed that as of the time this Declaration of Condominium is dated and recorded in the Public Records of Broward County, Florida all the buildings, units and improvements contained in the Condominium are not completed; however, all units and buildings within this Condominium shall be shown and located in Exhibit No. 1 attached hereto, as provided in Article III of this Declaration, and said Exhibit No. 1 shall note thereon which units and building(s) are completed as of the date of said Exhibit and which units and building(s) are incomplete as of the date of said Exhibit; however, said Exhibit No. 1 shall contain a~~

~~graphic description of the building(s) and units located therein and a Plot Plan and, together with this Declaration, they shall be in sufficient detail to identify the location, dimensions and size of the common elements, limited common elements and of each unit. The Developer shall complete the incomplete buildings and units and improvements within said Condominium within twenty four (24) months from the date of said Declaration; provided, however, said time shall be extended by virtue of delays caused by Acts of God, acts of governmental authority(s), flood, hurricane strikes, labor conditions beyond Developer's control, or any other causes not within Developer's control, material and financing, both construction and permanent. As a building or buildings and the units therein are completed, the Developer shall file and Amendment of this Declaration with a Survey attached reflecting the final location, dimensions and size of the then completed building(s) and units therein (which includes the location and size of the completed improvement(s) and said Survey shall comply with the provisions of Article III of this Declaration and same shall be certified by a registered Land Surveyor, as required by Florida Statue 711, and said Amendment executed solely by the Developer with said Exhibit attached shall be duly recorded in the public Records of Broward County, Florida, and said Amendment shall be effective as of the date of recording same. The Developer may file several Amendments of this Declaration as to the foregoing. The provisions of this paragraph are paramount to and supersede the foregoing provisions in the paragraphs above under Article VII.~~

Notwithstanding the other paragraphs in this Article VII, the lessor shall have the right to amend this Declaration for Condominium and Exhibits attached hereto in Lessor's absolute discretion in those instances as provided in Article XVII of this Declaration and Exhibit No. 4 attached hereto, and said provisions are paramount to and superseded the provisions of this Article VII.

~~For continuation of Article VII, see page D-5 A.~~

~~Notwithstanding the other paragraphs in this Article VII, the Declaration and Exhibits attached thereto, where applicable may be amended for the purposes set forth and pursuant to the provisions of the last two sentences in sub-section 3 of F.S. 711.10 and the Declaration and Exhibits thereto, where applicable, may be amended for the purposes set forth and pursuant to the provisions o F.S. 711.72(1),~~

~~Subject only to the unanimous approval of the full Board of Directors. The reference to the Florida Statutes in this paragraph means such Statutes pursuant to Chapter 74-104.~~

~~Notwithstanding the other paragraphs of this Article VII, he Developer may amend his Declaration and the Exhibits attached thereto in such manner as the Developer determines in its sole discretion should the Developer decide to amen any of the terms and provisions of this Declaration and the Exhibits attached thereto to comply with any f the provisions of Chapter 74-104 of the laws of the State of Florida and in such case, such amendment as hereinbefore provided shall only be required to be executed by the Developer, and said amendment shall be duly recorded in the Public Records of the County in which the Condominium is located. The foregoing shall not be deemed to require this Condominium, including this Declaration and the Exhibits attached thereto, to comply with the provisions of Chapter 74-104; however, as hereinbefore provided, the Developer may file an amendment to voluntarily comply with such terms and provisions of said Chapter as is determines. Where any terms and provisions of Chapter 74-104 of the laws of the State of Florida are determined as a matter of law to apply to and be paramount to the applicable terms and provisions of this Declaration and Exhibits attached thereto, such terms and provisions shall be limited and deemed amended to comply with the applicable terms and provisions of said Chapter 74-104 and the remaining terms and provisions of this Declaration and the Exhibits attached thereto shall remain in full force and effect and the foregoing shall not affect the validity of the remaining terms and provisions of this Declaration and the Exhibits attached thereto. The foregoing, where applicable shall also apply to the Condominium documents.~~

~~Notwithstanding the other paragraphs of this Article VII, there shall be automatically incorporated as part of this Declaration and where applicable, the Exhibits attached thereto including, but not limited to, the Articles of Incorporation of the Condominium Association and the By Laws of the Condominium Association, any and all provisions which now or hereafter may be required by any agency of the United States government which holds a first mortgage or insures.....by any such governmental agency shall supersede any conflicting matters contained within this Declaration and the Exhibits attached thereto. Should the governmental agency require, or at the sole discretion of the Developer an Amendment to this Declaration and the applicable Exhibits attached thereto, then said Amendment may be made and executed solely by the Developer without regard to any other provisions herein contained regarding Amendments and without any requirement of securing the consent of any unit owners or any others, and said Amendment shall be duly filed in the Public Records of the County in which the Condominium is located.~~

~~Parties written consent. Any amendment to the By Laws, as provided herein, shall be executed by the parties as required in this Article and Article VII above and said Amendment shall be recorded in the Public Records of Broward County, Florida~~

BY-LAWS:

ARTICLE X. AMENDMENTS TO THE BY-LAWS.

The By-Laws may be altered, amended or added to at any duly called meeting of the unit owners provided:

(1) Notice of the meeting shall contain a statement of the proposed Amendment.

~~(2) If t~~(2) The Amendment has received the ~~unanimous~~ approval of the ~~full~~ board of Directors;

~~(2) (3) The Amendment has been approved by, then it shall be approved upon~~ the affirmative vote of the voting members casting a majority (50%+1) of the total votes of the members of the Association present in person or by proxy at a duly noticed meeting of the membership.

~~(3) If the Amendment has not been approved by the unanimous vote of the Board of Directors, then the Amendment shall be approved by the affirmative vote of the voting members casting not less than three fourths — (3/4) of the total votes of the members of the Association; and,~~

~~(4)(3)~~ (4) Said Amendment shall be recorded in the Public Records of the County in which the property is located and certified as required by the Condominium Act as amended or renumbered from time to time.

~~(5)(4)~~ (4) Notwithstanding the forgoing these By-Laws may only be amended with the written approval when required of the parties specified in Article VIII of the Declaration of Condominium to which these By-Laws are attached or Article VIII of any Declaration of Condominium to which these By-Laws are attached.

ARTICLES OF INCORPORATION

Article IX - RESERVED

~~The By Laws of the Corporation shall initially be made and adopted by its first Board of Directors.~~

~~Prior to the time the property described in Article II herein above has been submitted to Condominium ownership b the filing of the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter or rescind said By Laws by a majority vote.~~

~~After the property described in Article II herein above has been submitted to the Condominium ownership by the filing of the Declaration of Condominium, the By Laws may be amended, altered, supplemented or modified by the membership at the Annual Meeting, or at a duly convened special meeting of the membership attended by a majority of the membership, by vote as follows:~~

- ~~A. If the proposed change has been approved by the unanimous approval of the Board of Directors, then it shall require only a majority vote of the total membership to be adopted.~~
- ~~B. If the proposed change has not been approved by the unanimous vote of the Board of Directors, then the proposed change must be approved by three fourths (3/4ths) of the total vote of the membership.~~

~~No amendment shall change the rights and privileges of theand Exhibits attached thereto without the applicable parties' written approval.~~

ARTICLE E X.

Amendments to these Articles of Incorporation may be proposed by any member or director and shall be adopted in the same manner as is provided for the amendment of the By-laws, ~~as set forth in article IX above.~~ Said amendments shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, ~~sealed with a Corporate Seal,~~ signed by the Secretary or an Assistant Secretary, and executed and acknowledged by the President or Vice-President, has been filed with the Secretary of State, and all filing fees paid.

Except as set forth above, all other provisions of the Declaration of Condominium, Articles of Incorporation and Bylaws shall remain unchanged and of full force and effect.

PROPOSAL 2: AMEND ARTICLE I OF THE DECLARATION OF CONDOMINIUM TO INCLUDE KAUFMAN LANGUAGE, AS FOLLOWS:

I.

SUBMISSION STATEMENT

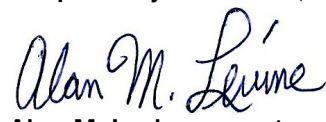
NATIONWIDE BUILDING AND DEVELOPMENT, LTD., a Florida Limited Partnership, being the owner of record of the fee simple title to the real property situate, lying and being in Broward County, Florida, as more particularly described and set forth as the Condominium Property in the Survey Exhibits attached hereto as "Exhibit No. 1", which are made a part hereof as though fully set forth herein (together with equipment, furnishings and fixtures therein contained not personally owned by unit owners), hereby states and declares that said realty, together with improvements thereon is submitted to Condominium Ownership pursuant to the Condominium Act of the State of Florida, F.S. 711 et. seq. (hereinafter referred to as the "Condominium Act"), and the provisions of said Act are hereby incorporated by reference and included herein thereby, and does herewith file for record this Declaration of Condominium. Notwithstanding the foregoing, the Members of the Association ratify governance of the Property described above and in Exhibit "1" of the Declaration under the Condominium form of ownership and the provisions of the Condominium Act, Florida Statutes Chapter 718, as same may be amended and/or renumbered from time to time.

Except as set forth above, all other provisions of the Declaration of Condominium, Articles of Incorporation and Bylaws shall remain unchanged and of full force and effect.

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, July 12, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on July 12, 2022. The meeting convened at 10:30 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and five (5) additional unit owners.
- **Minutes**
 - Minutes of the June 14th regular monthly meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Jennifer Zelenka) to accept the minutes as written. Motion was carried by unanimous voice vote.
 - Minutes of the June 21st special board meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Jennifer Zelenka) to accept the minutes as written. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for the month June was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(Valancy & Reed are now our attorneys, termination-of-agreement letter to Katzman Chandler is on hold, Republic Services pickup now on Tuesdays, washers had been delivered, B25/2nd-floor dryer by window not working well, emotional-support-pet certificate received from a unit owner, CPA annual review had been received, status of petition to politicians.)
- **Committee Reports**
 - **Pool Committee Report** was presented by Peter Lauro:
(canvas covers for grills purchased)
- **Recreation Board Report** was presented by Peter Lauro:
(auditorium roof and air conditioners, recreation budget and special assessment)
- **Unfinished Business**
 - **Amendments to Governing Documents –**
 - ✓ First round of voting successfully ratified two amendments;
 - ✓ Committee will reconvene to discuss subsequent amendments.
- **New Business**
 - **Parking Spaces**
 - ✓ Peter Lauro reminded the board that only the person to whom a parking space is assigned may give permission to others to occupy that space.
 - **Meeting Dates**
 - ✓ The Budget Workshop will be held Wednesday, August 24th, 9:30 a.m. at CCM.
 - ✓ The Budget Meeting will be held Wednesday, October 12th, 6:30 p.m. at the clubhouse.
 - ✓ The Annual Meeting will be held Wednesday, December 14th, 6:30 p.m. at the clubhouse.
- **Unit Owners' Comments** were entertained.
- **Adjournment**
 - **MOTION** to adjourn was made by Alan Levine (seconded by Jennifer Zelenka). Adjournment at 11:27 a.m.

Respectfully submitted,


Alan M. Levine, secretary

HOLIDAY SPRINGS VILLAGE CONDOMINIUM No. 4
MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING
Tuesday, July 25, 2022

A **SPECIAL MEETING** of the Holiday Springs Village Condominium No. 4 Board of Directors was held at the satellite pool on July 25, 2022 and called to order at 9:30 a.m. by President Peter Lauro.

Attendance

President Peter Lauro, Vice President Jennifer Zelenka, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. A quorum was declared.

Insurance

- The renewal insurance policy proposals for August 1, 2022 through July 31, 2023 were discussed.
- **MOTION** was made by Peter Lauro (seconded by Alan Levine) to accept the proposal that is based upon current replacement values (option 2). After further discussion, motion was carried by a 4:2 majority roll-call vote.
 - Yea: Peter Lauro, Alan Levine, Minnette Cummins, and Jennifer Zelenka.
 - No: Donna Silva and Helen Augustus.

Respectfully submitted,

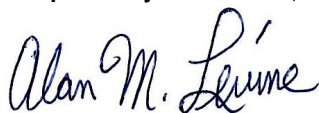
A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – Tuesday, August 9, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on August 9, 2022. The meeting convened at 9:34 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following directors were present: President Peter Lauro, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. Absent was Jennifer Zelenka (excused). A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and one (1) additional unit owner.
- **Minutes**
 - Minutes of the July 12th regular monthly meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Minnette Cummins) to accept the minutes as written. Motion was carried by unanimous voice vote.
 - Minutes of the July 25th special board meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Minnette Cummins) to accept the minutes as written. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for the month of July was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(Additional trash pickup caused by B25/205, cleanup situation with B25/105, and parking situation involving commercial vehicles have been resolved.)
- **Committee Reports**
 - **Pool Committee Report** was presented by Peter Lauro:
(Quality of service was discussed.)
 - **Amendments Committee Report** was presented by Alan Levine:
(Committee had met on August 2nd and will meet again on Monday, August 29th at 9:30 a.m.)
- **Recreation Board Report** was presented by Peter Lauro.
- **Unfinished Business**
 - **CPA Financial Review of 2021:**
Minnette Cummins mentioned that a letter should be sent to all unit owners informing them that a copy of the annual report is available to them, upon written request, at no charge.
- **New Business**
 - **Umbrella Insurance Policy:**
The renewal had not been available when the other policies expired, but Allied World Insurance Company last week offered us an umbrella policy.
 - **2023 Budget and Reserve Funds** were discussed.
 - ✓ The budget meeting has been rescheduled for Thursday, October 13th at 6:30 p.m.
- **Unit Owners' Comments** were entertained.
- **Adjournment** at 10:59 a.m.

Respectfully submitted,



Alan M. Levine, secretary

HOLIDAY SPRINGS VILLAGE CONDOMINIUM No. 4

Wednesday, August 24, 2022

The Holiday Springs Village Condominium No. 4 Board of Directors assembled for a budget workshop at CCM (7124 North Nob Hill Road, Tamarac) on August 24, 2022 at 9:30 a.m.

➤ **Attendance**

- President Peter Lauro, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Property Manager LynnEllen Huff.

- A draft of the 2023 budget was prepared.

Respectfully submitted,

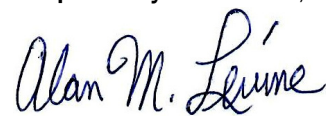
A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – September 13, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on September 13, 2022. The meeting convened at 9:32 a.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following directors were present: President Peter Lauro, Vice President Jennifer Zelenka, Secretary/Treasurer Alan Levine, Helen Augustus, and Donna Silva. Absent was Minnette Cummins. A quorum was declared.
 - Also present were CCM Property Manager LynnEllen Huff and five (5) additional unit owners.
- **Minutes**
 - Minutes of the August 9th regular monthly meeting were read aloud by Secretary Alan Levine. **Motion** was made by Jennifer Zelenka (seconded by Helen Augustus) to accept the minutes as written. Motion was carried by unanimous voice vote.
 - Minutes of the August 24th Budget Workshop were read aloud by Secretary Alan Levine.
- **Treasurer's Report** for the month of August was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(Urban Critters had eliminated over twenty iguanas which were causing damage at the pool.)
- **Committee Reports**
 - **Pool Committee Report** was presented by Peter Lauro:
(Nothing other than the iguana situation.)
 - **Amendments Committee Report** was presented by Alan Levine:
(Committee had met on August 29th. The next step will be to put the agreed-upon outline into detailed sentences.
- **Recreation Board Report** was presented by Peter Lauro.
- **Correspondence**
 - A letter had been received from Patricia Dolan (25/105) thanking the Board for helping her with her problem.
- **Unfinished Business**
 - **2023 Budget:**
 - ✓ Alan and Peter presented three versions of the budget.
 - ✓ **MOTION** was made by Peter Lauro (seconded by Alan Levine) to distribute draft #6 as the proposal for the 2023 Budget Meeting vote. After further discussion, motion was carried by unanimous show-of-hands vote.
- **New Business**
 - **Plumbing Projects:**
Shawn & Sons had presented proposals to (1) flush out the main sanitary lines for \$4,950 and (2) to install ball valves at all risers for \$15,200. The Board agreed that it is not monetarily practical to proceed with either project at this time.
 - **Change of November meeting date:**
Because Peter Lauro will be out of town the second Tuesday in November, he requested that the meeting be changed to the *third* Tuesday (November 15th). There were no objections.
- **Unit Owners' Comments** were entertained.
- **Adjournment** at 11:20 a.m.

Respectfully submitted,


Alan M. Levine, secretary

Holiday Springs Village Condominium 4

Budget Meeting Minutes – October 13, 2022

- **Call to Order:** The Holiday Springs Village Condominium No. 4 Budget Meeting was held in the clubhouse in Margate on October 13, 2022. The meeting convened at 7:00 p.m. with President Peter Lauro presiding.
 - Notice of this meeting had been mailed to each unit owner on September 29, as well as having been posted in the bulletin boards in the customary manner.
- **Roll call** was taken and the following directors were present: President Peter Lauro, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. Absent was Vice President Jennifer Zelenka. A quorum was declared.
 - Also present were CCM Manager Scott Tartaglia and six (6) additional unit owners.
- **2023 Budget**
 - The proposed budget was explained by Peter Lauro.
 - **MOTION** was made by Minnette Cummins (seconded by Alan Levine) that we adopt the proposed budget as presented. After further discussion, motion was carried by unanimous show-of-hands vote.
- **Adjournment** at 7:17 p.m.

Respectfully submitted,



Alan M. Levine, secretary

HOLIDAY SPRINGS CONDOMINIUM 4 ASSOCIATION, INC.

Operating Budget

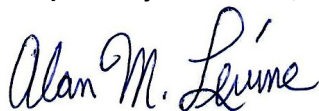
January 1, 2023 through December 31, 2023

INCOME							2022		2023	
6110	Maintenance Assessments						\$	313,896	\$	361,036
6177	Laundry Fees						\$	6,700	\$	9,000
6185	Reimbursements from Condo #6								\$	10,300
TOTAL INCOME							\$	320,596	\$	380,336
EXPENSES										
G/L #	ADMINISTRATIVE									
9000	Management Fee						\$	10,200	\$	10,506
9135	Fees To Division						\$	256	\$	256
9145	Licenses, Fees & Permits						\$	500	\$	500
9150	Insurance Package & Finance Charges						\$	68,000	\$	92,000
9110	Office Expense						\$	1,000	\$	1,100
9130	Legal Fees						\$	4,500	\$	5,000
9125	Accounting						\$	2,200	\$	2,200
9152	Rec. Center Expense						\$	47,724	\$	60,985
UTILITIES										
7050	Electric						\$	4,200	\$	7,530
7010	Trash Removal						\$	8,000	\$	10,400
7060	Water/Sewer						\$	44,000	\$	46,000
7070	Cable T.V.						\$	35,370	\$	36,650
7090	Elevator Telephone						\$	1,300	\$	1,300
BUILDINGS AND GROUNDS										
8010	Lawn Maintenance Contract						\$	10,800	\$	10,800
8025	Landscaping						\$	2,000	\$	2,000
8062	Fire Equipment						\$	1,000	\$	1,000
8050	Pest Control (interior and perimeter)						\$	3,100	\$	3,100
8060	Pool Maintenance Contract						\$	1,600	\$	3,100
8061	Pool Janitorial Contract						\$	1,400	\$	2,040
8065	Satellite Pool Repairs						\$	1,000	\$	1,000
8070	Elevator Maintenance Contract & Repairs						\$	4,500	\$	4,500
8040	Tree Trimming						\$	4,000	\$	4,000
8017	Irrigation Repairs						\$	900	\$	900
7220	Janitorial Service (Bldgs 25 & 26)						\$	8,000	\$	7,200
7210	Repairs & Maintenance						\$	15,000	\$	15,000
SUBTOTAL							\$	280,550	\$	329,067
PLUS RESERVES							\$	40,046	\$	51,269
TOTAL EXPENSES							\$	320,596	\$	380,336
RESERVE FUND SUMMARY										
1	2	3	4	5	6	7	8	9	10	
Item	Estimated cost of replacement	Opening Balance 01/01/22	Added in 2022	Expended in 2022	Est.Closing Balance 12/31/22	Balance to Fully Fund	Initial life in years	Remaining life in years	2023 Annual Contribution	
Roof	\$ 320,000	\$ 87,858	\$ 21,611		\$ 109,469	\$ 210,531	30	7	\$ 30,076	
Mansard	\$ 169,447	\$ 28,543	\$ 3,854	\$ -	\$ 32,397	\$ 137,050	40	20	\$ 6,853	
Painting	\$ 55,000	\$ 42,505	\$ 1,083	\$ -	\$ 43,588	\$ 11,412	10	5	\$ 2,282	
Paving	\$ 63,004	\$ 20,652	\$ 4,372	\$ -	\$ 25,024	\$ 37,980	20	12	\$ 3,165	
Elevators	\$ 141,801	\$ 68,641	\$ 8,272	\$ -	\$ 76,913	\$ 64,888	25	8	\$ 8,111	
Laundry Room & Equip.	\$ 2,500	\$ 6,128	\$ 854	\$ 5,264	\$ 1,718	\$ 782	12	1	\$ 782	
Totals	\$ 751,752	\$ 254,327	\$ 40,046	\$ 5,264	\$ 289,109	\$ 462,643	N/A	N/A	\$ 51,269	
The 2023 Annual Assessment is payable in 12 monthly installments as follows:										
No. of Units	Unit Type		Percentage of Ownership		Total Monthly Payment					
24	1 Bedroom - 1 1/2 Bath		0.1351893		\$407					
40	2 Bedroom - 2 Bath		0.1688864		\$508					
Amounts have been rounded to the nearest whole dollar										

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – October 13, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on October 13, 2022. The meeting convened at 7:20 p.m. with President Peter Lauro presiding.
- **Roll call** was taken and the following directors were present: President Peter Lauro, Secretary/Treasurer Alan Levine, Helen Augustus, Minnette Cummins, and Donna Silva. Absent was Vice President Jennifer Zelenka. A quorum was declared.
 - Also present were CCM Manager Scott Tartaglia and six (6) additional unit owners.
- **Minutes**
 - Minutes of the September 13th meeting were read aloud by Secretary Alan Levine. **Motion** was made by Helen Augustus (seconded by Minnette Cummins) to accept the minutes as written. Motion was carried by unanimous show-of-hands vote.
- **Treasurer's Report** for the month of September was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(Iguana situation and car theft from parking lot)
- **Committee Reports** – (none)
- **Recreation Board Report** was presented by Peter Lauro.
- **Correspondence** – (none)
- **Unfinished Business**
 - **Declaration of Condominiums and By-Laws Amendments** – (postponed)
- **New Business**
 - **Drywall Bill from Unit 108 In Building 25:**
 - ✓ **MOTION** was made by Peter Lauro (seconded by Helen Augustus) that [Janet] Aberman be told, because protocol had not been followed, that we will be willing to pay \$1,500 toward her drywall bill. Following discussion, motion was carried by unanimous show-of-hands vote.
 - **Change of Board of Directors Monthly Meeting Date:**
 - ✓ **MOTION** was made by Peter Lauro (seconded by Alan Levine) that our monthly meetings be moved to the third Tuesday of each month. Following further discussion, motion was carried by unanimous voice vote.
- **Unit Owners' Comments** were entertained.
- **Motion to Adjourn** was made by Alan Levine. Adjournment at 8:10 p.m.

Respectfully submitted,



Alan M. Levine, secretary

HOLIDAY SPRINGS VILLAGE CONDOMINIUM No. 4
MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING
Monday, November 21, 2022

A **SPECIAL MEETING** of the Holiday Springs Village Condominium No. 4 Board of Directors was held at the satellite pool on November 21, 2022 and called to order at 10:15 a.m. by President Peter Lauro.

➤ **Attendance**

- President Peter Lauro, Secretary/Treasurer Alan Levine, Helen Augustus, and Donna Silva. Absent was Vice President Jennifer Zelenka. A quorum was declared.

➤ **Agenda: Water Leakage and Damages ...**

- ... to units 26/305, 306, 205, and 206 caused by 305, and ...
- ... to unit 26/101 caused by 201.

➤ **Resolution**

- Inasmuch as Kenrick Shirley (305) had agreed to pay for reparation to units 306, 205, and 206, and inasmuch as Donald Mighty (201) had agreed to pay for reparation to unit 101, and inasmuch as Cesar Castillo (306) had opted to delay reparation of *his* unit, after discussion it was agreed to turn the facts over to attorney Steven Valancy for legal advice on what, if anything, to do in the way of follow-up.

➤ **Adjournment** at 11:34 a.m.

Respectfully submitted,

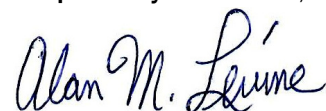
A handwritten signature in blue ink that reads "Alan M. Levine". The signature is written in a cursive, flowing style.

Alan Levine, secretary

Holiday Springs Village Condominium 4
Board of Directors Meeting Minutes – December 20, 2022

- **Call to Order:** A regular meeting of the Holiday Springs Village Condominium No. 4 Board of Directors was held in the clubhouse in Margate on December 20, 2022. The meeting convened at 9:38 a.m. with President Peter Lauro presiding.
- **Attendance** was taken and the following directors were present: President Peter Lauro, Secretary/Treasurer Alan Levine, and Donna Silva. Absent was Vice President Jennifer Zelenka. A quorum was declared. Helen Augustus arrived after the reading and acceptance of minutes.
 - CCM property manager was not present.
- **Minutes**
 - Distributed minutes of the October 13th budget meeting were read silently. **Motion** was made by Peter Lauro (seconded by Alan Levine) to accept the minutes as written. Motion was carried by unanimous show-of-hands vote.
 - Distributed minutes of the October 13th regular monthly meeting were read silently. **Motion** was made by Peter Lauro (seconded by Alan Levine) to accept the minutes as written. Motion was carried by unanimous show-of-hands vote.
 - Distributed minutes of the November 21st special meeting were read silently. **Motion** was made by Peter Lauro (seconded by Alan Levine) to accept the minutes as written. Motion was carried by unanimous show-of-hands vote.
- **Treasurer's Report** for the month of November was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro:
(Water damage caused by units 26-201 and 26-305)
- **Committee Reports** – (none)
- **Recreation Board Report** was presented by Peter Lauro:
(Villager censorship and Christmas bonuses)
- **Correspondence** – (none)
- **Unfinished Business**
 - **Declaration of Condominiums and By-Laws Amendments** – (postponed to January meeting)
- **New Business**
 - **Holiday Gifts:**
MOTION was made by Peter Lauro (seconded by Alan Levine) that Christmas gifts of \$50 to Cristal Pools worker Ben, \$50 to Waste Management driver, \$25 to Waste Management assistant, and \$50 to Holiday Springs guard be made. After discussion, motion was carried by unanimous show-of-hands vote.
 - **Foreclosure of 26-401:**
As per the advice of attorney Steven Valancey, no action will be taken at this time.
 - **Age Restriction Amendment:**
MOTION was made by Alan Levine (seconded by Peter Lauro) not to rescind or modify the Under-55 Amendment, especially the prohibition of under-eighteen year olds. After discussion, motion was carried by unanimous show-of-hands vote.
- **Motion to Adjournment** at 10:43 a.m.

Respectfully submitted,



Alan M. Levine, secretary