

**Holiday Springs Village Condominium 4**  
**Board of Directors Meeting Minutes — January 16, 2024**

- **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 16<sup>th</sup>, 2024. The meeting convened at 9:42 a.m. with President Peter Lauro presiding.
- **Attendance** was taken and the following directors were present: President Peter Lauro, Vice President Donna Richardson (arriving mid-meeting), Secretary/Treasurer Alan Levine, and Dr. Jan Codling. A quorum was declared.
  - Also in attendance was Jay Pietrafetta of Sunrise Management and one additional unit owner.
  - CCM property manager was not present.
- **Minutes**  
Minutes of the December 13<sup>th</sup>, 2023 Board Meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Dr. Jan Codling) to accept the minutes as read. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for December, 2023 (based upon incomplete data) was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro.
  - Topics covered were pool-house roof replacement, building-25 roof repairs and fire-alarm replacement, laundry-room door locks, pool-area landscaping, and landscaping rate increase.
- **Recreation Association Report** was presented by Peter Lauro.
- **Committee Reports** (none)
- **Unfinished Business**
  - **Pool House Roof Replacement:**  
We will give North Star Contractors (Jeff Wick) the go-ahead to file for the permits and commence work.
  - **Car Towing Authorizers:**  
Sunrise Property Managers Jay Pietrafetta and Mike Rafidi will be added as J&J Towing authorizers.
- **New Business**
  - **Association's Responsibility to Reimburse Unit Owners for Insurance Deductibles When Damage Is Caused by Another Unit Owner's Negligence:**
    - ✓ **MOTION** was made by Peter Lauro (seconded by Alan Levine) that the Association not get involved in this matter. After discussion, motion was carried by unanimous voice vote.
  - **J&J Pool Area Landscaping Project:**
    - ✓ This project had been approved by the Pool Committee. The proposal will be sent to Condo-6 Board of Directors.
    - ✓ Further action is postponed until next meeting.
  - **Property Improvement Grant Program:**
    - ✓ **MOTION** was made by Alan Levine (seconded by Peter Lauro) that we apply to the PIP program for the already budgeted projects and/or non-budgeted emergency projects. After discussion, motion was carried by unanimous voice vote.
- **Unit Owners' Comments** were entertained.
- **Adjournment** at 10:40 a.m.

Respectfully submitted,



Alan M. Levine, secretary

**Holiday Springs Village Condominium 4**  
**Board of Directors Meeting Minutes – February 20, 2024**

- **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 20<sup>th</sup>, 2024. The meeting convened at 9:35 a.m. with President Peter Lauro presiding.
- **Attendance** was taken and the following directors were present: President Peter Lauro, Vice President Donna Richardson, Secretary/Treasurer Alan Levine, and Dr. Jan Codling. A quorum was declared.
  - Also present was Sunrise Property Manager Mike Rafidi.
- **Minutes**  
Distributed minutes of the January 16<sup>th</sup> Board Meeting were read aloud by Secretary Alan Levine. **Motion** was made by Peter Lauro (seconded by Donna Richardson) to accept the minutes as submitted. Motion was carried by unanimous voice vote.
- **Treasurer's Report** for December, 2023 was presented by Alan Levine.
- **President's Report** was presented by Peter Lauro.
- **Screening Committee Report** was presented by Donna Richardson:
  - Honorato and Maria Piedre were interviewed and approved for 25/101.
  - Jorge Vega and Martina Lopez will be interviewed for 26/304 at the end of this week.
- **Recreation Association Report** was presented by Peter Lauro.
- **Unfinished Business**
  - **Landscaping Project at Swimming Pool**  
... will not begin until completion of cabana roof-replacement project.
  - **Structural Reserve Study ...**  
Alan Levine will contact **Florida Technical** (Tom Cheever) to inquire about his fee if performed without accompanied Milestone Inspection, and to reserve dates.
- **New Business** (none)
- **Adjournment** at 10:42 a.m.

Respectfully submitted,



Alan M. Levine, secretary