

Huntington Lakes Section IV
9/25/2025 Board of Directors Meeting Notice, Agenda & Zoom Invitation
Location: Huntington Lakes Clubhouse Theater & Zoom

Meeting Agenda

Call to Order @ 9:30 am
Pledge of Allegiance
Roll Call
Reading of 5/22/2025 Meeting Minutes
Correspondence
Sales and Rentals
Presidents and HLI Message
Treasurer's Report

COMMITTEE REPORTS:

Maintenance
Property Managers
Landscaping/Beautification
Captains' Meeting
Delray Alliance
OVC

UNFINISHED BUSINESS:

Milestone repair project status update
Valley Bank LOC Promissory Note revision
Excessive water usage notices from Palm Beach County Water Utilities
Continuing trash room issues

NEW BUSINESS:

Board vacancy

GOOD & WELFARE & GENERAL QUESTIONS

ADJOURNMENT

CALL TO ORDER

Meeting was called to order at 9:30 am by David Kaplan, President

ROLL CALL

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Treasurer: Judy Glatt
Secretary: Ivonne Bazerman
Director: Bob Bloomberg
Director: Nici Mahlandt
Director: Jane Cox

Absent : Secretary: Ivonne Bazerman (excused)

Property manager: Donald Kates for Seacrest Services

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION: made by Nici Mahlandt to waive the reading of the minutes of 7/17/2025 and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by David Kaplan. Motion unanimously approved.

MINUTES OF PREVIOUS MEETING:

Huntington Lakes Section IV (APPROVED) Board Meeting Minutes

Location: Huntington Lakes Clubhouse Theater

July 17, 2025 9:30 am

Called to order at 9:30AM by David Kaplan
Pledge of Allegiance

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Treasurer: Judy Glatt
Secretary: Ivonne Bazerman
Director: Nici Mahlandt
Director: Jane Cox

Absent : Director : Robert Bloomberg, excused

Quorum established.

Reading of 5/22/2025 Meeting Minutes

MOTION: made by Nici Mahlandt to waive the reading of the minutes and approve as they were distributed to all members, and have been posted on the Huntington Lakes IV website. Additionally, I make a motion to waive the reading of the Treasurer's report, which is not yet available for the month of June, the property managers report and the Landscape report which are all posted in the minutes on the website. **MOTION 2nd** by Jane Cox. Motion passed unanimously.

Correspondence

Will be presented by David Kaplan during Special Assessment discussion
Sales & Rentals given by Ivonne Bazerman
President and HLI report given by David Kaplan
Treasurer's report given by Judy Glatt

Committee Reports:

Maintenance report drafted and read by Ivonne Bazerman

MOTION: made by Bob Bloomberg to retain R. Butler Pools to repair the gutters at a sum of \$10,500.00. **MOTION 2nd** by Doreen Blatstein. Motion passed unanimously.

MOTION: made by Robert Bloomberg to engage a vendor for the sum of \$1,850 to demolish the east pavilion shed at the pool. **MOTION 2nd** by Nici Mahlandt. Motion passed.

Property Managers report waived

Landscape/Beautification Report given by Nici Mahlandt

Also, FPL Streetlights, Mailchimp, Website – all waived

Building Captain's none given

Alliance Report none given

OVC Report – none given

Unfinished Business

Milestone project status report and assessment updates were given by Nici Mahlandt. Information on the replacement window costs and the tile repair vendor were included.

New Business

1. Acceptance of annual property insurance quote and renewal of coverages

MOTION: I David Kaplan would like to make a motion that we approve our renewal insurance premium of \$625,263.42 for existing insurance coverages for the period beginning 7/1/2025 through 7/1/2026.

This premium covers the following ten lines of coverage: Property, Equipment breakdown, General liability, Directors, and officers (DNO), gap, legal & extended protection, crime, cyber risk, pollution, workers compensation, and umbrella.

Our insurance agent of record, Assured Partners, solicited quotes from 13 insurance companies and the renewal premium represents the lowest rates available. Our insurance agent's carrier selection standard is A.M. Best rating of A- or higher.

The renewal rate represents a 7.4 % decrease from our previous annual premium and an annual savings of \$50,019.27. In addition, our hurricane deductible has been decreased from 10 to 5% thus enabling government backed mortgages for unit sales.

May I please have a second to this motion: **MOTION 2nd** by Jane Cox. Motion passed unanimously

2.New landscaping company effective 8/1/2025

Cancellation of Seacrest Landscaping contract

MOTION: I, Nici Mahlandt, hereby make a motion to terminate the annual Landscaping contract with Seacrest Services, Inc. effective July 31, 2025. This contract includes landscaping, mowing, trimming, IPM pest control, fertilization and weed control, irrigation repairs and maintenance, bait stations and whitefly control. The total cost of these services under the current contract is \$104,295.52 per year and scheduled to increase by 3% in January of 2026. **MOTION 2nd** by Judy Glatt. Motion passed unanimously

Approval of Yellowstone Landscaping contract

MOTION: I Nici Mahlandt, hereby make a motion to accept the 3-year annual Landscaping contract with Yellowstone Landscape effective August 1, 2025. This contract includes landscaping, mowing, trimming, IPM pest control, fertilization and weed control, irrigation repairs and maintenance. The total cost of these services under the current contract is \$94,500 per year and scheduled to increase by 5% in August of 2026 and 3% in the subsequent 2 years. **MOTION 2nd** by Doreen Blatstein. Motion passed unanimously

3.Duffy's Hurricane clean-up contract approval (not to exceed \$50K)

MOTION: I, Nici Mahlandt, hereby make a motion to accept the annual Hurricane Clean-up contract with Duffy's Tree and Landscaping not to exceed \$50K. Rates have remained the same for several years and we only use what we need after a storm. **MOTION 2nd** by Doreen Blatstein. Motion passed unanimously

4.Pool gutter surface refinishing

MOTION made and second, reported under committee Maintenance Report.

5.Rodent/ Rat Bait Box contract approval

MOTION: I, Nici Mahlandt, hereby make a motion to accept the annual Bait Station contract with Above & Beyond Pest Control. They agree to provide safer tamper proof bait station boxes for a one time cost of \$840 plus bi-monthly checks and refills for \$5 per box, or \$210 for an annual cost of \$1260 which is less than half of what we are currently paying.

MOTION 2nd by Judy Glatt. Motion passed unanimously

6.Pool chair re-strapping and arm refinishing

MOTION made and second, reported under committee Maintenance Report.

7.Excessive water usage notice from Palm Beach County Water Utilities

8. Continuing trash room issues

Good & Welfare and General Questions

Motion to adjourn made by Doreen Blatstein , 2nd by Jane Cox. **Motion** unanimously passed
Meeting Adjourned 11:13 am

Respectfully submitted by: Donald Kates (LCAM,CMCA)
Seacrest Services, Inc.

CORRESPONDENCE

Subject: H L Section 4 Board

It is with much reluctance that I am resigning from the board due to multiple personal situations which has interfered with my availability to continue serving our community. I enjoyed my several years of service.

Please accept this resignation to be effective after the closing of the September 2025 meeting.

Sincerely

Jane Cox

SALES AND RENTALS

Sales and Rentals for August - September, 2025

7/17/2025 – 9/25/2025

Sales:

34/306	\$190,000
36/306	\$220,000
30/101	\$145,000
31/204	\$130,000
30/402	\$135,000
30/403	\$132,000

Rentals

36/401	\$2,000 per month (annual)
29/403	\$1,750 per month (annual)
30/310	\$3,700 per month (seasonal)
33/209	\$2,585 per month (seasonal)
35/304	\$2,000 per month (annual)
29/110	\$3,500 per month (seasonal)
33/308	\$2,500 per month (seasonal)

PRESIDENT'S AND HLI MESSAGE

Good morning:

Today we will report the status of our Milestone repair project. We have been doing our best to keep everyone informed on how their unit will be affected and you can expect that process will continue until the project is completed.

As listed on today's agenda, we have received Jane Cox's resignation from our board. On behalf of the board and the entire community, we thank her for the many years of dedicated service to our association. Under NEW BUSINESS on the agenda, the board will consider a replacement director.

On April 7th, 2025 Valley Bank Florida approved a \$2,500,000.00 non-revolving line of credit (LOC) at a fixed rate of 7.35% with a payback period of 7 years, payable over 28 calendar quarter payments beginning July 1, 2025. At our May 22, 2025, board meeting a special assessment of \$359.04 per quarter was approved to repay the LOC by unit owners of record as of June 30th, 2025.

Should a unit owner sell before their entire assessment is paid, the unpaid assessment balance must be paid in full and cannot be passed to the new owners.

As a reminder, the next quarterly condo fee of \$2,041.20 and the second special assessment of \$359.04 is due on October 1, 2025. These two amounts must be remitted as separate transactions and not combined as one.

At previous monthly board meetings, we have discussed alarming delinquencies on unit owner timely quarterly maintenance fee payments and assessments. Due to enhanced collection efforts, I am pleased to report that most late payments have been made. However, quarterly payments are due for the published amounts and any underpayment will result in a late fee charge. These late fees will not be waived.

Under Unfinished Business today, we will again discuss excessive water usage alerts that we continue to receive from Palm Beach County Water Utilities. According to the county, a toilet that has defective components in the toilet tank can waste almost 300 gallons per day per unit. Recently we found two units in the same building with this tank issue. You can thus project the financial impact that we all are paying for unnecessarily.

Section IV pool rules—for those who frequent our pool, please note the posted rules. If you see any violations, as an owner please feel free to advise the violator(s), and if not corrected please advise the board.

Due to recent heavy rain with ground water saturation, several of our elevator below ground pits have had water incursions due to our high-water table. When water mixes with elevator hydraulic fluids, a strange odor may be detected by some.

Beginning on October 6th, water proofing and sealing of the affected elevators will begin. This process will take three days per elevator to complete. Details to the affected buildings will be

announced as elevator service will not be working between 9 am thru 3:30pm on each of the repair days.

Internet and phone financial scams continue at an alarming rate to be the major problem in our community. As per recent email blasts, never react to any solicitation requiring you to take immediate action. If you are unsure of what to do, call the National Elder Fraud Hotline at 833-372-8311.

As of Monday 9/22/2025, the HLI clubhouse has reopened. You will find that our new security company in the clubhouse and at the entrance gates a refreshing change from the previous provider. The automated 11 pm to 8 am unattended guard at the Jog gate has been removed and that gate is now staffed round the clock.

During the recent clubhouse closure, it was extensively remediated of any mold or mildew issues and many corrective and air quality devices in the HVAC systems have been installed.

A new Fast Access feature has now been added to the visitor access authorization via the ABDI Gate Access app for smartphones. This feature allows you to send a text message to your visitor and when displayed at the gate will speed up entry and eliminate any confusions. At the conclusion of this meeting, we can show those interested in this feature by coming down to the theater stage area. The HLI office can also be contacted for instructions.

As a result of many fatalities and auto accidents at the Jog gate, Huntington Lakes and Huntington Point have begun a joint effort to address the traffic light issues at Jog and North Oriole Blvd. We have been communicating with our county commissioner, the county board, the Palm Beach County Traffic department, and the sheriff to correct what we believe to be improper timing and turning signals.

The county permit for the 117 linear foot pipe replacement project under North Oriole Blvd (starting behind the east end of building 29) has been received and a contractor has been selected.

Due to unavoidable contractor availability delays, and fabrication of the new concrete pipe, the project has been postponed until the end of the second quarter of 2026.

A new back-lit clubhouse monument sign at the entrance to the clubhouse driveway has been completed. All of the HLI parking lots have been resurfaced and restriped along with 24 new trees required by the county.

Respectfully submitted: David Kaplan

TREASURER'S REPORT

Treasurer's August 2025 Report, delivered at the September 2025 Board Meeting

ASSETS:

Operating Cash: (bank accounts w/petty cash \$250)	\$431,135.82
Reserve Cash (reserve bank accounts)	\$1,218,976.31
Other Cash Assets (ie Prepaid Expenses)	\$644,491.94
TOTAL ASSETS	\$2,294,604.07

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$1,064,513.47
Special Assessment 2025-2032	\$63,104.94
Reserves	\$1,219,156.31
Owner Equity (retained earnings, +/- Net Income)	(\$52,170.65)
TOTAL: Liabilities, Reserves, Owner's Equity	\$2,294,604.07

RESERVE ACCOUNTS

Cap. Deferred Maintenance	\$209,961.84
Roof	\$484,160.50
Painting and Waterproofing	\$136,096.14
Paving and Resurfacing	\$209,331.78
Sidewalks and Catwalk	\$37,514.50
Elevator	\$57,628.20
Fire Equipment Reserve	\$28,107.50
Pool & Equipment	\$11,392.93
Pool Deck	\$8,732.98
Reserve – Bank Charges	(\$40.00)
Interest on Reserves	\$36,269.94
TOTAL RESERVES	\$1,219,156.31

EQUITY

Fund Balance	\$1,502.59
Prior Period Adjustment	(\$625.20)
Current Surplus/Deficit	(\$53,048.04)
NET INCOME	(52,170.65)

LATE RECEIPTS

Total Delinquent*	\$8,227.37
*primarily from three owners over 60 days	

COMMITTEE REPORTS

Maintenance Report

Plumbing

- AC, cleanouts, and riser valves serviced
- Compression water valve installation cost approximately \$6k; decided to pass on project

Pool

- Chairs are being discolored from suntan oil re-strapped
- Gutter surface repaired
- Gutter tile grout cleaned

Elevator inspection

- No mechanical defects
- 2 elevator pits cited for water or oil
- 1 pit is reporting odor after 7 inches of rain; TG Oil contacted, contract signed to seal 3 elevator pits

Community painting

- Bids being solicited for upcoming painting of community
- Considering color change

East Shuffleboard pavilion

- Pavilion demolished at a cost of \$1,850

Tennis Court Windscreen

- Windscreen is showing signs of age
- Tie down grommets are deteriorating – may need replacement soon

Reminder

If renovations are scheduled and ARC request must be filed with the building captain accompanied by a deposit of \$250

Property Manager's Report

Report Date: September 2025

Prepared By: Donald Kates, LCAM

- 1) Audit post cards sent advising community how to obtain a copy.
- 2) Accounting issues (I) streamlining accounts payable (II) manual check for chair re-strapping company. (III) correct to coding SA

- 3) Maintenance issues (I) bird poop power washing (II) fix ALL signs around the lake (alligators) (III) off hours jobs.

FIRE Safety pending repairs

Services to be completed

Location - Building

7301 Amberly Lane
Delray Beach, FL 33446
Building 35
[DYNA-A453]

- Need to locate mini-horn inside unit 403, mini-horn is not visible. Appears to have been left inside walls after remodel.
- Need to locate wiring for mini-horn inside unit 405 and install a new device. No mini-horn inside unit.
- Need to replace deficient mini-horn inside unit 207 by front entrance.
- Need to replace a deficient AES radio battery.
- Need to gain access to units 406, 304, and 107 to test mini-horns.

Location - Building

7341 Amberly Lane
Delray Beach, FL 33446
Building 33
[DYNA-A451]

- Need to replace two deficient pull stations, located 1st fl east side and west side.
- Need to replace a deficient pull station, located 2nd fl east side.
- Need to replace two deficient pull stations, located 3rd fl east side and west side.
- Need to replace two deficient pull stations, located 4th fl east side and west side.
- Need to troubleshoot a tamper switch as it did not send a signal to FACP. Device is located on the 1st fl inside east side storage room.

Location - Building

7321 Amberly Lane
Delray Beach, FL 33446
Building 34
[DYNA-A452]

- Need to replace two deficient pull stations, located 4th fl east side and west side.
- Need to replace a deficient pull station, located 3rd fl east side.
- Need to replace deficient FACP batteries.
- Need to gain access to unit 308 to test min-horn.

Location - Building

7281 Amberly Lane
Delray Beach, FL 33446
Building 36
[DYNA-A454]

- Need to replace two deficient pull stations, located 1st fl east side and west side.
- Need to replace two deficient pull stations, located 2nd fl east side and west side.
- Need to replace a deficient pull station, located 4th fl center by elevator.
- Need to replace a deficient pull station, located 3rd fl east side.
- Need to replace a deficient pull station, located 2nd fl east side.
- Need to troubleshoot a tamper switch as it did not send a signal to FACP. Device is located on the 1st fl inside side storage room.
- Need to locate wiring for mini-horn inside unit 405 and install a new device. No mini-horn inside unit.
- Need to gain access to unit 306 and 204 to test min-horns.

Work Orders Reported

As of today, residents have submitted 37 Work Orders on the month of April. Works Orders range from maintenance request, water leaks, walkway light

Landscaping/Beautification Report

A termination notice effective July 31, 2025 was given to Seacrest Landscaping & Pest Control. A new contract was signed with Yellowstone Landscape to begin August 1, 2025. The scheduled last section trim for July 2025 was used to finish cleaning and trimming the north hedge between the section and the Library property. All but Building 36, which was in pretty good shape, was completed. Yellowstone crews came in mid-August and spent 12 days cleaning and trimming. The September trim dates had to be postponed due to constant rains and I am expecting new dates imminently. Trimming is scheduled monthly, mowing remains the same at 30 times per year.

A new rat control contract was signed with Above and Beyond Pest Control and the new baited boxes are in place. They will be checked and baited as needed.

Yellowstone will do Fertilizer and Pest Control, Irrigation checks, and in 2026 palm fertilization. Whitefly control has been discontinued as it is a losing process. As hedges die off, they will be removed and replaced as needed.

Since July, Seacrest Installation services completed seven contracts for installing plants, mulch or rock, and Duffy's Tree Service or Yellowstone Landscape removed five downed or dying trees and large limbs, stumping some and replacing the sod as needed.

Quotes have been gotten for the damage in front of Building 33. The ficus bushes taken down will not be replaced, there will be a rocked path leading to the commons area on the other side of Amberly Lane. When asphalt repairs are done, it will be replaced by asphalt.

Should any homeowner see mower or contractor damages, please report it immediately. The ficus bush removals on Building 31 will commence after hurricane season so I can see how much money is left in my budget. Ficus bushes in HL4 have reached the end of their life, they are now illegal to plant in Florida, and the whitefly infestations can no longer be controlled effectively. As of now, the north side hedges are in better shape than those on the south. The ficus hedge along the north fence between HL4 and the library was cut to 6' and height will be controlled for effective trimming. They will not be replaced.

Nici Mahlandt
BOD/Landscape and Beautification

FPL LIGHTS

All open streetlight outages have been repaired by FPL. I added "how to report" on the Owner Help tab of the website. If you cannot get a reasonable response from FPL, contact the Florida Public Service Commission online at <https://www.psc.state.fl.us/consumer-complaint-form>

MAILCHIMP

Mailchimp, the Mailing List we use to communicate with residents, remains fully updated. If you are not getting regular emails from Huntington Lakes IV about activities, information, Milestone, Hurricane Trimming, and general warnings, contact HL4website@gmail.com and ask to have your MailChimp mailing account checked, reset, or your information added. Remember an email from our mailing list software may go into your inbox, spam, or trash until you mark it as a safe sender.

HUNTINGTON LAKES SECTION IV WEBSITE

www.HuntingtonLakesSection4.com

The website, www.huntingtonlakessection4.com (or www.HLSection4.com) is up and running. If you do not know your password, email HL4website@gmail.com to request a reset email. That email may go into your inbox, spam, or trash so be sure and check.

All condo documents, financial reports, contracts, invoices, inspections, and milestone reports, including individual unit drawings are available – as well as a significant amount of general owner information.

Real estate agents, buyers and sellers can download the required information for a sale or purchase without logging in.

Owners can read the meeting minutes within one or two days, and all Milestone Inspection notices and warning will be posted.

Please get familiar with the site content and stay up to date.

OVC Report

No OVC Report Given

Alliance Report

ALLIANCE OF DELRAY RESIDENTIAL ASSOCIATIONS September 3, 2025

The Alliance of Delray meeting began at 9:30am with Dr Lori Vinikoor, President of the Alliance, giving us updates and introducing the day's guest speakers.

Captain Mike Morales of the Palm Beach County Sheriff's Office was our first speaker. He stated that during the Labor Day Weekend there was only 1 property crime for all of District 4 (that is us!) His main topic was how not to get scammed by text and phone and what to do if you are! We are all inundated with scam calls and texts and the best prevention is education. Lately, Scams are through the roof! If this happens to you, do not respond to them. Callers must leave a message

or it isn't important! The texts that say "how are you doing" or "check out these photos" are a big Red Flag! And of course, Sunpass past due! Stay away. Do not open and report as scam and delete immediately. Through the Palm Beach County Sheriff's Office, a new committee named VAST! Volunteers Against Scams Team, will come to any community and educate us on how to prevent victimization, provide information with regard to available resources and to "harden the target" against future financial victimization and losses. The presentation is 1 hr followed by a Questions & Answer session. More information to follow soon.

Chief Bill Stansbury of the Palm Beach Fire Rescue said that there were 3000 calls for our western area of Delray for this month. We definitely reach 4000 during the season. Please drive carefully around the construction, and be watchful of other cars when driving! Not using turn signals is a big problem. Stay aware. Station 49 at Lyons & Flavor Pic will have a grand opening in October. This will help to serve our western areas and will have a benefit for all of us. More hands on deck when needed! With September here, the hurricane season gets into full swing, so be alert and stock up with supplies and keep all of your important papers in a sealed, waterproof bag in case you need to leave quickly. Most important, listen to the weather forecast and stay safe.

One of our featured guests was Michael Caruso, new Clerk and Comptroller of Palm Beach County. He is a forensic CPA, and was previously a representative in the Florida House. Clerk Caruso was appointed by Governor DeSantis, replacing Joseph Abruzzo who has been hired to be our County Administrator. Clerk Caruso stressed that property scams are on the rise. Criminals want to get your property title and take our money against it. Go to the correct source if worried and NEVER PAY for anything with gift cards! This should alert you immediately that this is a scam. Call directly to your title company, bank etc. Never reply to an online or phone conversation with a stranger.

Karen Brill, chairperson of our Palm Beach School Board, stated that with an 11 day in school headcount, we are down 5500 students. This is due to moving, afraid of ICE raids, and the students have been carrying their passports with them. As a result, our funding is down by \$45 million, and requires shifting teachers to other positions to stay on Payroll!!!

Lois Frankel is in D.C., so her assistant Felicia Goldstein spoke and said that Ms. Frankel is working on the budget for the federal agency and that her committee is fully staffed.

Our main speaker was State Attorney, Alexcia Cox (State Attorney for the 15 th Judicial Circuit) and has been in this position since January 2025. She is a part of the largest law firm in the county with 5 offices. Stacey Ibarra, Deputy Chief Assistant State Attorney and Chief of Special Prosecutions also spoke. Her focus was on Public Safety, cyber crimes and violence toward elders. Her office's mission is to pursue justice, accountability, and protect our citizens. There are 3 divisions in the Judicial Circuit. Misdemeanors, Felony(can be jailed over a year), Juvenile. Now a 4th has been added. Special prosecutions. This involves elder crime, environment crime, property fraud and cyber crime. The Special Victims Unit follows trafficking, gangs, and domestic violence. The Task Force follows hate crimes, paycheck protection, addiction recovery and community response. They represent The State of Florida for all trial court in circuit (some civil trials) We are ranked 2nd & 3rd for convictions. The motto is "New Standard Of Justice". They have revamped older units by expanding them, working closely with law enforcement, rebranding and increased community engagement and using social media sites for updates. Stacey is head of the Special Prosecutions Unit. They pursue worldwide networks for fraud schemes that is a multi billion \$ industry! Our Public needs to be educated. You can use the AARP website, it will show a scam map according to Zip code. Again, DO NOT answer(calls) or respond(texts). The perps have lists and databanks created. Types of Scams: Imposter with urgent message, you will

be in a heightened emotional states so may not think rationally... Breathe! We need to change the narrative of shame that is felt when we fall for a scam. Victims are so quiet and embarrassed. No, Call the Police!!! Other big scam are the Romance, Money Mule(Victim or part of the crime), and Cryptocurrency scams. This one involves ATM's, no regulations. There are Joint Efforts ongoing, Very hard to prevent or prosecute BUT, working on recovery phase. Working to stop extreme exploitation and deception/intimidation of people over 65! Ways to Protect Yourself Against Fraud Scams 1. Check in mail/ theft of mailed checks on the rise 2. Bitcoin ATM. No!!! 3. Monitor your credit cards, bank statements 4. Ask a service individual for help...or 5. Ask a trusted friend to help you if not sure of something. 6. Check credentials of company or anyone that you plan to deal with! Always talk with family and/or friends before dealing with something that doesn't feel right! A suggestion to avoid the "grandparent" fraud call. Set up a code word with your children and grandchildren. Then if you get a "need money help or in jail/kidnapped" call you just say...what is our password. If a fraud, the person will hangup!

Our last guest was Representative Kelly Skidmore-District 92. She represents unincorporated Delray Beach, Boynton Beach and Boca. She is awaiting a committee assignment and is working on property taxes. Said that COVID is back! Wash hands and be careful out there!

The next meeting will be held on Wednesday, October 1, 2025, 9:30 AM. Our guest will be Joseph Abruzzo, our County Administrator and great speaker! He will fill us in on information about Palm Beach County. This meeting will be held in the South County Civic Center, 16700 Jog Rd, across from Morikami Gardens. Doors open at 9AM when refreshments are served. The meeting starts at 9:30AM and always concludes by 11AM. All invited to attend. See you there!

Judy Goldberg, Director

Captains' Meeting Report

Section 4 Captains' Report – September 25, 2025

Please make sure the Emergency Contact Information for all residents are current.

Building Captains or neighbors should do a wellness check on residents if you think there might be a problem. Kindly suggest to resident, they might need a medical alert device in case of an emergency.

Captains, please be sure to have a current key and/or code for digital locks.

On Friday, August 8, after being informed of excessive water usage in Bldg. #34, I checked every unit in the building. If the resident was home, I gave them the tablet packet and explained how to put a tablet in the tank and if there was blue water in the bowl, they needed to replace the flapper. In units where the resident was not there, I did it myself. Only 2 residents reported a problem and took care of it. All residents should check their toilets periodically. Food color could also be used.

There was no official Captains Meeting this month, but I did send an email asking if they had any issues or problems they wanted to discuss at the Section meeting.

I received the following questions from building captains after I sent them an email this week. The response from Nici Mahlandt are in red.

1. When is the contractor going to remove the fencing attached to Bldg. #36? This was discussed at the July meeting with the Board, Bldg. Captains and also W & T Construction. The contractor said he would move it at that time.

It was decided that the fencing will remain in place, as is, during the project. Any landscape issues will be addressed when it is removed in 18 months. Gates will remain open for foot traffic and electric carts to maneuver and for homeowners to walk through to get to the clubhouse.

2. Landscapers are not maintaining the bushes. They are overgrown again.

Trimming is done once a month. The rains this month have caused extreme growth and delays in scheduling as well. It will be done as soon as crews are available. If the branch of a bush is severely in the way, homeowners can trim it with clippers or scissors and throw it in the trash. Tree branches and limbs are not to be touched.

3. We were advised that we no longer need to cover our furniture, but do we still need to turn off the A/C due to the dust.

At this point, I think not AS LONG AS you close both SGD while the construction is in progress in the unit. The current plan in most units is to enter through the front door with the building captain or myself to do the engineering check and mark areas for repair (if the homeowner is home, only the contractor or engineer will come in). Once that is done, most units will be entered THROUGH THE REAR to do the repairs. When the repairs are scheduled (about a week's notice) Owners should close and lock their interior sliding glass doors, raise/unlock any shutters or blinds in the rear, unlock their rear Window wall doors or windows and stay out of the way!!! Unit lanais should already have been emptied once I give notice the building will stage.

When a stack stages I have a blast email that goes out to owners in that stack that reiterates point 3 - so folks will know as the contractors get to them.

Respectfully submitted,
Doreen Blatstein

UNFINISHED BUSINESS

Milestone Status Inspection Report

PROJECT UPDATE: All permits have been issued, along with the Notice to Proceed, all of which were required before any work could begin. The Pre-Construction meeting between the contractors, the board, and the Building Captains was held July 30. Repairs were scheduled to start August 4 with Building 32, but the start was delayed until August 11, at which time scaffolding was erected and questionable areas in the 32-10 stack stucco were marked by the engineer. One thing that has surprised the Board is the number and frequency of engineering inspections required – at almost every step, sometimes multiple times a day. (ie – remove stucco, inspect, clean stud, inspect, repair stud, inspect, prime stud, inspect, paint, inspect, add insulation, inspect, screw in Dens Glass, inspect, prime, inspect....you get it!!) This is being done for safety because once a wall is closed you can't go back and look - but it has been a lot of steps.

Week ending August 15 – Scaffolding erected on the west end of Building 32 and the south side along the 10 stack.

Week ending August 22 - Actual construction/demolition started August 18 on the 32-10 stack. Exterior stucco and EFIS materials were removed to expose studs, looking for 2" of clean steel, and to expose all 18 post-tension holes between 1st and 2nd floors.

Week ending August 29 – Post tension specialist onsite to give options for the PT cable repairs. The temp electric to the trailer started. Additional scaffolding installed. Continued cleaning and replacement of rusted studs.

Week ending September 5 – Began installing Dens Glass, applied waterproofing and anti-corrosion paint to post tension bolts. Filled in post tension holes. Removed additional wall on 210, inside and outside, finding bad studs. Removed window. Removed exterior wall at 310 to clean and check studs and post-tension cables. Protective cable covers arrived and installed for trailer. These were removed a week later due to size and height.

Week ending September 12 – Exterior repairs continue on 10 stack. Interior repairs started in the 10 stack units. West end scaffolding moved to the 9 stack. Unit 110 opened and closed, no repairs needed. 210 removed tiles and checked columns, removed window during exterior repairs.

Week ending September 19 – Exterior repairs continue on 10 stack and 13 cracks filled on 9 stack. The exterior wall on the 1st and 2nd floor 10 stack is closed and stucco applied. Interior repairs on 109, 110 and 210 are finished. Interior repairs on 310, 410, 209, 309, 409 are started and are awaiting engineering inspections. Exterior scaffolding was erected in front of 10 stack to repair post-tension cables through holes that will be opened in the storage room floors. Storage lockers DO NOT have to be emptied, they will be protected.

Week of September 22 – No work on Yom Kippur. Expect the 8 stack to begin the end of the week and the 7 stack measured and inspected for work needed. Emails and forms sent to all unit owners to complete and return.

Repairs are proceeding much more slowly than anticipated. Staging of your building or unit cannot currently be anticipated. As information is available, an email will be sent to all registered owners approximately 1 week before their building is staged with a reminder to remove ALL furniture from porches and away from windows. Jodi, the contractor liaison, will contact you in person or by phone and you can mail in the questionnaire attached to the staging email. Jodi is NOT the engineer, the contractor, or the Board. She is a liaison to gather information about your units...pets, house sitters, allergies, alarms, etc. Construction questions emailed to hl4milestone@gmail.com will be addressed by the appropriate parties.

To get a copy of your unit or building milestone report, please email hl4milestone@gmail.com. Uninspected units are complete in buildings 32 and 31 and we are moving to 30 and 29 in the next couple of weeks.

INTERIOR COLUMN AND OVERHEAD REPAIRS: Column repairs are done on the back side of your unit on either side of your window wall (the screen or sliders leading to the exterior). Overhead repairs are done in the ceiling and drop wall area over your window wall or interior sliding glass doors.

- a. A test area is marked and all wall covering removed to expose the beam. The area may be as small as 8" x 12". The engineer inspects.
- b. If the beam is shown to be intact with no rust, the excavation will stop and wall repairs will start.
- c. If the beam has rust, the area will continue to be removed until 2" of clean steel is found. Engineer visits will continue.
- d. Interior sliding glass doors or exterior window walls may need to be removed to do column or overhead repairs. A weather wall will be installed as needed.
- e. When the repairs are complete and the engineer has signed off, wall and ceiling repairs will begin.
- f. Appropriate coverings will be applied, along with a stucco finish to match the existing wall or ceiling. If your lanai walls or ceiling are not stucco, an appropriate finish will be applied. Engineer inspections will be required along the way.
- g. The final finish will be painted with a sealant, then a primer.
- h. Several days will elapse between each of the above steps.
- i. Your sliding glass doors/window wall/screenwall will be reinstalled during the process and the frames caulked/sealed.
- j. IF YOU HAVE, or can get, YOUR ORIGINAL PAINT, the repairs will be painted. The contractor will not match or get paint on your behalf.

MOVING: Because checks payable to Adios Movers are becoming stale-dated, they were sent for the future moves. If you need to cancel your move in the future, you will be refunded. Moves are \$50, one direction out or in.

ALL UNIT OWNERS: When we notify you that your building is being staged, you must remove everything from your porch and away from your windows and sliders, and remove all thumb locks. If the association or contractor must pack up or move your goods you will be charged the prevailing rate and there will be no guarantees available. Snowbirds: move your cars away from the staging area and leave house keys with the building captain and car keys on the dining table in your unit. If you MUST remove your battery, make sure your house sitter can re-install it if your car needs to be moved.

TILE REPLACEMENT A large number of the porches/lanais must have a portion of the tile removed to check for water intrusion (hollow tile). Once your unit is COMPLETE and inspected (we will tell you) you may use the tile company we selected to assist you with replacement/repair of any tile removed during construction. Their information is:

APR Builders
William Van Helden
754-800-2137 email billyapr@gmail.com

You will contract directly with APR Builders and they will come in after W&T has completed the unit and the engineer has signed off. They have a list of all owners who have contacted me, and all units shown as needing tile repair. As uninspected units are inspected and are shown to need tile repair or windows, the various owners and vendors will be notified.

If you have your own tile, or your own contractor, you may use them.

WINDOW REPLACEMENT: Contracts are available for all window replacements. Window Walls have been measure for those requesting them, and we will continue to do so. Contracts for

window walls are custom and separate from all other windows. We continue to accept check for jalousie/awning window replacements in the amount of \$542.19 payable to Huntington Lakes Section IV dropped off to 32-110 or mailed to Nici Mahlandt, 7340 Amberly Lane #110, Delray Beach, FL 33446.

Valley Bank LOC Promissory Note Revision

Valley Bank made an error in processing the payment period for the loan. We were given two options and the wrong one was processed. The error has been corrected, new papers signed without any additional costs, and the LOC terms and payments are as originally requested and reported.

Vantaca Delinquencies

Significant progress has been made in collecting overdue payments. Three units make up the bulk of the amount due and will be sent to collections at the end of this month.

Apartment Alternation Requests

Residents must fill out a form and return it to the Board with a \$250 refundable deposit. All contractors must be licensed and insured. Permits must be pulled when required by the County Code.

Weekly Testing of Elevator and Pool Emergency Phones

The Board requests that residents test the emergency phones by pressing the red buttons and say "this is a test". The company requires manual testing weekly. If it is not done, Bob Bloomberg gets a report. He is also contacted instantly when any unit owner presses the help button to connect to Kings III which allows him to monitor the situation. If you are stuck in an elevator FOR ANY REASON, immediately use the HELP button, follow the instructions and – if it isn't working, dial 911 for emergency release.

Comcast Community Channels 63 & 95

Channel 63 is for General Clubhouse information. Channel 95 is for Clubs and Entertainment.

Trash Room Issues

Residents are requested to:

- Break down all boxes and place them in the blue bins
- Place all "food" or "wet" trash in bags before dropping into the bin or the chutes
- Do not place medical waste in recycling bins. Place in sealed containers in trash.
- Use appropriate recycle bins
 - Yellow: Bottles, cans. NO hangers, decorative china, dishes, glasses, appliances, bubble wrap, plastic wrap, egg containers, drink cups & straws
 - Blue: Paper, cardboard, newspapers, magazines. NO pizza boxes, no foam food containers, napkins, paper towels

Excessive Water Usage Notification

Palm Beach County Water has notified us that HL4 uses almost 2x the amount of water as elsewhere. Please check for running toilets and dripping faucets. Your building captain has tablets you can put in your toilet tank to check for leaks.

NEW BUSINESS

Appointment of New Board Member

Upon a unanimous vote of the Board, Mike Abrams has been appointed to serve out the remaining months of Jane Cox's term which ends March of 2027. Mike will be a Director.

Motion to adjourn made by Nici Mahlandt, 2nd by Doreen Blatstein. Motion unanimously carried

Meeting Adjourned 11:30 am

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

September 25th, 2025 9:30 am

Called to order at 9:30AM by David Kaplan

Pledge of Allegiance

Board members In attendance:

President: David Kaplan

Vice President: Doreen Blatstein

Secretary: Jane Cox

Director: Judy Glatt

Director: Nici Mahlandt

Director: Robert Bloomberg

Absent: Director: Ivonne Bazerman

Property manager: Donald Kates for Seacrest Services

Quorum established

Minutes of last meeting:

MOTION: made by Nici Mahlandt to waive the reading of the July 17th minutes and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by David Kaplan. Motion unanimously approved.

Correspondence

Sales & Rentals given by Ivonne Bazerman

Presidents and HLI Report given by David Kaplan

Treasurers Report given by Judy Glatt

Committee Reports

Maintenance report given by Robert Bloomberg (drafted and read)

Property Managers report given by Donald Kates

Landscape/Beautification Report given by Nici Mahlandt

Building captains report given by Doreen Blatstein

UNFINISHED BUSINESS:

Milestone Inspection

Status report given by Nici Mahlandt,

Valley Bank Promissory Note revision to original given by David Kaplan
Excessive Water Usage Report given by David Kaplan

NEW BUSINESS

MOTION: made by David Kaplan Motion 2nd by Judy Glatt to accept the resignation of Secretary: Jane Cox and appoint Michael Abrams 7341 Amberly Ln unit 405 to a Director's position for the remainder of her term through March 2027.

Respectfully submitted by:
Donald Kates (LCAM,CMCA) Seacrest Services, Inc.