

Huntington Lakes Section IV

10/23/2025 Board of Directors Meeting Notice, Agenda & Zoom Invitation

Location: Huntington Lakes Clubhouse Theater & Zoom

Call to Order @ 9:30 am
Pledge of Allegiance
Roll call to determine a quorum
Minutes of Previous Meeting
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
Excessive water usage notices from Palm Beach County Water Utilities
Continuing trash room issues

NEW BUSINESS:

2026 operating budget preparation

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
Secretary: Ivonne Bazerman
Director: Judy Glatt
Director: Nici Mahlandt
Director: Robert Bloomberg
Director: Michael Abrams

Absent: None

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 9/25/2025 and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

Huntington Lakes Section IV Board Meeting (Approved)

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 None received

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. Ivonne Bazerman will be appointed as Secretary for the remainder of her term.

Respectfully submitted by:

Donald Kates (LCAM,CMCA) Seacrest Services, Inc.

CORRESPONDENCE

No correspondence was received.

SALES AND RENTALS

9/25/2025 – 10/23/2025

Sales and Rentals for October, 2025

Sales:

Rentals

35/102	\$1,775.00 per month (annual)
32/205	\$2,925.00 per month (seasonal)
31/305	\$2,700.00 per month (annual)

PRESIDENT'S AND HLI MESSAGE

Good morning and thank you to everyone who is joining us today, both in person and via Zoom. Your attendance is appreciated and essential to the success of our ongoing initiatives.

I would like to take this opportunity to acknowledge and introduce our new board member, Mike Abrams. We are excited to welcome Mike to our team and are confident that his experience and insights will be a tremendous asset as we continue to advance our mission. We look forward to his valuable contributions in the coming months.

Today we will be discussing updates related to the Milestone repair project. This meeting will include updates and information about developments.

Items of interest in Huntington lakes since our last board meeting are as follows:
We have a new team member at the HLI office who will be one of our resident services' administrative assistants, and her name is Bobbi Magdule. Please introduce yourself and welcome her the next time you are near the lobby office.

The HLI clubhouse has reopened after complete mold removal and thorough cleaning. Additionally, new electro-mechanical dampers have been installed to prevent outside odorous damp air from entering our HVAC systems. Ultraviolet lights have also been installed in selected air handlers to further prevent mold accumulation. Due to continuing water leaks inside the HLI clubhouse after our usual heavy rainfalls, a completely new roof has approved, and work will begin soon. The clubhouse will remain open during the roof project.

The clubhouse pool patio area is being upgraded that will enable outdoor events for our various clubs and organizations. A covered Tiki-style covered structure will be added to offer residents a more functional outdoor experience. Upcoming announcements from HL I will detail all the new features in the patio area.

The holiday tree lights at both of our entrances and the clubhouse will be turned on as of November 1st of this year and will remain on through mid-January.

This afternoon the HLI board of directors will present to the section presidents the 2026 draft HLI operating budget so that each of our eight condominium associations can begin to prepare their respective 2026 budgets.

The perimeter wall surrounding Huntington Lakes will be power washed and then painted to match the clubhouse exterior colors.

Our section board meetings for November and December will be on 11/24/2025 and 12/22/2025 due to Thanksgiving and Christmas holidays.

Respectfully submitted:
David Kaplan

TREASURER'S REPORT

Treasurer's September 2025 Report, delivered at the October 2025 Board Meeting. The full report can be found on on the Huntington Lakes Section 4 website.

ASSETS:

Operating Cash + Petty Cash of \$250	15,410.53
Valley National Bak Special Assessment	108,646.08
Valley National Bank Loan Advance for Milestone Repairs	2,367,659.21
Reserve Cash (reserve bank accounts)	1,238,917.42
Current Assets (Receivables and Prepaid Expenses)	687.997.85
TOTAL ASSETS	\$4,426,881.59

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	3,221,981.64
Special Assessment	33,755.44
Reserves	1,228,037.42
Owner Equity (retained earnings, +/- Net Income)	(56,892.91)
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,426,881/59

COMMITTEE REPORTS

Maintenance Report

Plumbing

- Backflow flow annual inspection in November

Elevator inspection

- Elevator pits sealed in building 29,32, and 36
- Re-inspection will be scheduled

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

- 1) Property manager updated electric voter registration (sales changes)
- 2) Property manager provided paint specs got a sample bucket at ACE to check for color match of existing paint (it's weathered so can't go by original color).
- 3) Property manager coordinated all buildings flood renewal policies (with payments)
- 4) Property manager coordinated the (on going) water proofing of the elevator pits
- 5) Property manager created the online account for the Huntington Lakes IV Association. Uploaded the SIRS report and uploaded the milestone report along with engineers credentials being sure to comply with the state requirements as outlined on the DBPR Website.
- 6) Property manager coordinated release of "sufficient fund affidavit".
- 7) Property manager met with Pool (pristine Pools) detailed pool inspection
Prisstene cleaned underside of tile of dirt NOT black mold WO completed

Donald Kates, LCAM
Seacrest Services, Inc.

Landscaping/Beautification Report

Yellowstone, our new landscape company has been trimming monthly. The rain in September and early October significantly delayed the trim process but they should be caught up by the end of the month. Trimming is scheduled monthly and mowing remains the same at 30 times per year. If you see an area in poor condition, please let me know by email right away.

The accident damage in front of Building 33 has been repaired including 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. The cost was \$1275 with no insurance to reimburse.

The Hagan Ranch Road fence will be painted by HLI and we have been asked to trim the bushes enough to get a roller in – or use straps in areas where they can't. We could see landscape damages that will need repair.

Should any homeowner see mower or contractor damages, please report it immediately. We have very little budget money left and I will use it judiciously through the end of the year to replace dead or dying greenery.

Nici Mahlandt
BOD/Landscape and Beautification

Mailchimp Report

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.

FPL Streetlight Report

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>

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

Meeting Report September 29, 2025

Meeting called to order at 10:00 am by Ed Marks. Roll call was taken and a quorum of governors was established.

The electrical box replacement project currently on hold until FPL replaces the meter located on South Oriole by the driveway leading into the plaza. Once FPL replaces the meter, LARS Electric will move forward with the permit.

There will be no increase in dues again next year.

Meeting was adjourned at 10:45 am. The next meeting will be October 27th, 10:00 am, at the Huntington Lakes Clubhouse.

Respectfully submitted,

Judy Glatt
HL4 Representative to OVC

Alliance Report

Alliance of Delray Residential Associations Meeting Summary for October 1, 2025

Dr Lori Vinikoor, President of the Alliance, called the meeting to order at 9:30am. We observed a moment of silence for our founder, Bob Schulbaum who had been our leader for over 25 years. Rest in Peace, Bob.

Development Updates: A request for expansion of the Eternal Light Cemetery located on State Road 7/441 and a site plan application for a place of worship along the Lyons Road corridor between Atlantic Avenue and Clint Moore Road (acreage behind Divine Savior Academy) have been submitted. The applicant's representative has informed the Alliance that the site is for a proposed Chabad community center.

The Tax Collector office location in the Agricultural Reserve remains a disappointment. Lori said that with thousands of apartments and condos being built on Congress Ave. between Boca/Delray/Boynton Beach, it would make more sense to keep the new Tax Collector/Motor vehicle office at the current Congress Avenue location.

Captain Mike Morales of the Palm Beach County Sheriffs' Office, spoke about the amazing support that our Delray Community gives to our Police force. We all work together and he says that you do not see that everywhere. He also spoke of VAST (Volunteers Against Scam and Frauds Team). He would like to see communities schedule this program.

Senator Lori Berman, our State Representative said that the Federal Government is shut down at this point, however, the State is open and functioning. A big topic is workforce/state/ housing affordability. We are now Open Carry in Florida. She said that people are carrying guns in the Capitol and could enter her office with them. New World.

We also were introduced to Sarah Baxter, Vice Mayor of Palm Beach County.

Our main speaker was Joe Abruzzo, our new County Administrator. He said that he remembered his first meeting with the Delray Alliance, 20 years ago. Long history with our community. He was our County Clerk & Comptroller and helped to build our finances from \$27 million when he started to over \$35 million in profits to date. Commissioner Maria Sachs and Sarah Baxter (soon to be Mayor) give full support. Department of Government Efficiency (DOGE) came to visit. Joe was our communicator and they were surprised at how well our County does and how much we save. We have a Triple A Bond Rating. Very important for loans, projects etc. Our reserves are strong and they saw that we do not waste money here in PBC. The County Commission is also working on a Transportation Master Plan which includes traffic mobility and budgeting to build roads. The county is also getting involved with A.I (artificial Intelligence) to coordinator traffic lights etc. AI can read the lights from here to Jupiter and adjust all lights accordingly! Knows schematics instantly. Beyond imagination. He spoke of Flavor Pict road. It is a decade away, however, there will be a bridge built OVER the turnpike to connect us to Lyons Rd. etc. This will help with the traffic on. Atlantic Ave. and Boynton Beach Blvd. Also, Lyons Rd will become 4 lanes in the future. A lot to look forward to.

The next meeting will be held on Wednesday, November 5, 2025, 9:30AM. Our program speaker will be Valerie Neilson, Executive Director of Palm Beach County Metropolitan Planning Organization (MPO). Join us, learn and ask questions! The meeting will be held in the South

County Civic Center, 16700 Jog Rd, across from Morikami Museum & 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!

Submitted by Judy Goldberg, Director

Captains' Meeting Report

Section 4 Captains' Report – October 23, 2025

Since there was no meeting this month, an email was sent to all Building Captains on October 14th, requesting residents who park directly in front of their building, should park in a guest space while construction work is being done on the front of their building.

New residents moving in should schedule their move-in date during the week between Monday – Friday. Captain should notify Yunior, at least 2 days before that date, if elevator pads are needed.

Reminder to all captains, please have current "Resident Contact Information" and keys or digital codes for all units. We are also requesting keys or combination lock codes for all storage lockers due to potential removal of goods for post tension cable repairs.

Trash Room: Reminder to break down cartons and place them in Yellow recycle bins. **Do Not** throw cartons down the trash shoot on 2nd, 3rd, & 4th floors. No plastic bags are to go in Blue recycle bins. Furniture, mattresses and other large household items should be placed outside of the trash room on **Wednesday night only** for Thursday pick-up.

This is the time of year when we start collecting the annual building fund dues. Please be sure to include the contribution each building makes towards the Section 4 gift to Firehouse Station 42, as a thank you for their service to our community.

The next meeting for Building Captains will be on Friday, November 21st, at 11 a.m.

Respectfully submitted,
Doreen Blatstein, Vice President
Building Captains Coordinator

UNFINISHED BUSINESS

Milestone Status Inspection Report

OWNER UPDATES BOARD MEETING 10/23/2025 and for Week Ending 10/17/2025
See weekly contractor reports on website

In general, we have learned a lot over the last two months about timing. How long does it take to put up scaffolding (when enough is available), how long do concrete and EFIS repairs take, and why do small holes and cracks turn into a full-scale project due to interior rust and damage. This is the nature of construction, particularly concrete restoration. We continue to ask for your

patience and we will continue to keep you updated to the fullest extent possible. When I know – you will know.

Right now, the project is going significantly more slowly than expected. It may go faster once we get the post tension cable repair and replacement issues resolved in Building 32, but it might not if more are found to be defective in 32 or other buildings. AT THIS TIME - if you have cleared your lanai in Building 32, keep it cleared.

In Buildings 29, 30 and 31 - If you are a snowbird, have already cleared your lanai, and COME HOME before construction starts on, and in, your building, check your unit drawing. If work has to be done – keep your lanai cleared unless you are able and willing to clear it again. If NO WORK is indicated on your lanai, you may return smaller items (or anything you can move yourself and move quickly) to get them out of your way.

In Building 32, if any windows on your unit drawing are marked as POOR, or needing repair, or if you have purchased replacement windows, clear the space in front of those windows now, or certainly as soon as the engineer or contractor comes in to mark the repairs in the unit. If no windows are marked as POOR or you are not getting replacements, you may return items to the front of the windows.

In Buildings 29 through 31, if the windows on your unit drawings are marked as POOR, or you have purchased replacement windows, the space in front of those window needs to be cleared when your building is staged and the engineer or contractors start entering the premises. You may return items to the front of your unit windows – kitchen, 2nd bedroom and bedroom – for any window not needing repair or replacement.

In all cases, keep interior sliding glass doors UNBLOCKED – both bedroom and living room.

Inspections are not complete in Building 33-36 and you will receive emails about giving access to windows and the lanai as we move forward over the next 30 days – at which time I hope to complete all follow-up inspections.

New unit inspection reports are expected shortly for all uninspected units and areas in buildings 29 – 32. Those re-inspections are complete and I am waiting on the reports from the engineer. I will send them to the unit owner when they are received and they will be posted to the website.

CONSTRUCTION STATUS

I strongly recommend logging into the website to see descriptions and photos of the work being performed on the W&T weekly reports. They are at the bottom of the Inspections & Milestone tab. To summarize the last month:

At the end of 10/17/2025 the following work was in progress in Building 32:

1. Post tension work in the 10 stack, four have been stressed, an one additional is being located without using electromagnetic imaging.
2. Additional scaffolding erected in back and along the front
3. Partial deck repairs begun 1st floor and above
4. West stairwell repairs continue including post shoring
5. Column repairs have begun in the west stairwell and along the catwalks
6. Post pocket repairs on railings on all floors in the 6 thru 10 stacks begun
7. Post pocket shores were added to the west stairwell.

8. The interiors of the 9 and 10 stacks are virtually complete
9. Window installs and replacement fasteners in the 9 and 10 stacks have been started
10. Units in the 6-8 stacks are being marked for repairs by the engineer
11. Edge repair near 106 and 107 are virtually complete.
12. The engineer has inspected all uninspected units/windows in building 29-32 and reports will be forthcoming to the unit owners as soon as available.

PLEASE CHECK YOUR UNIT. Do you have small nail holes in your lanai that you are no longer using? They need to be filled with sealant. Please contact Nici immediately so they can be filled with approved sealant. Every one we fill saves the association \$25.

BUILDING 32 – Units 102-105: Please start removing personal goods from your gardens. You can put them against the front wall. The gardens and plants will be covered as needed. If you have potted plants in the back, please move them. I cannot guarantee their safety once scaffolding has been erected and concrete is falling. I also suggest taking photographs of the front garden and anything behind your unit. The contractor is responsible for replacing or repairing landscape so it is best to have “before and after” photos. If you have not cleared your lanai (or have put things back), please clear it. We will start marking more stacks and the lanai MUST be clear.

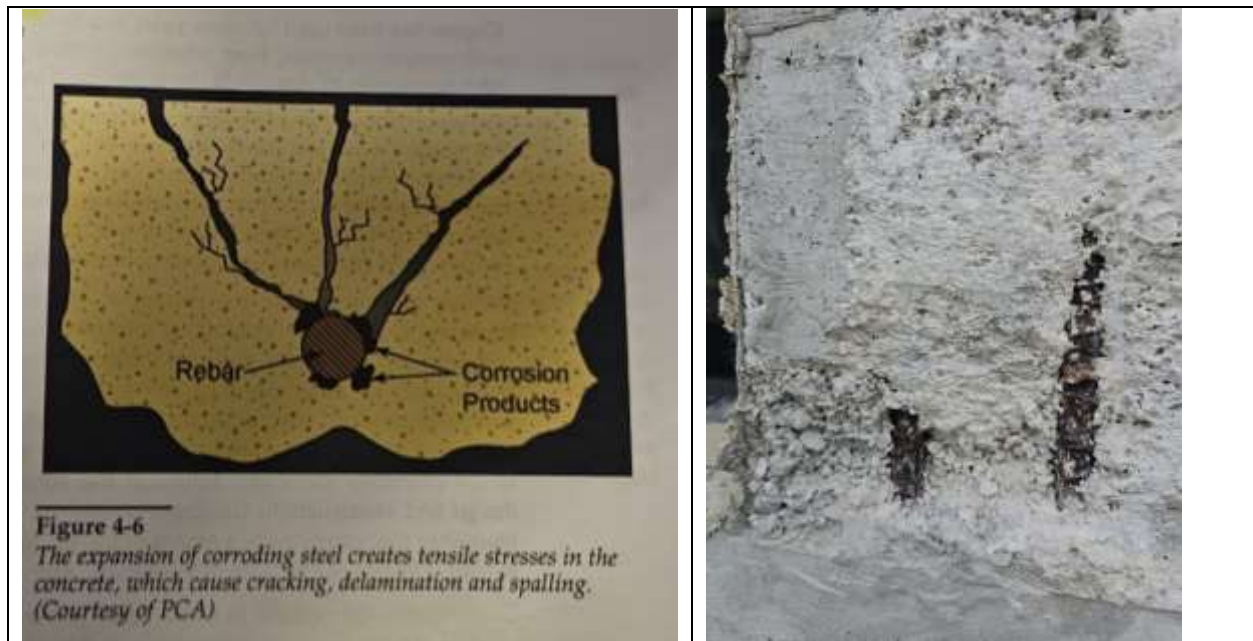
We have also learned that you should, ideally, remove pictures and mirrors from any exterior walls. The vibration of the drills and chipping machines is considerable. This is particularly important in end units.

CLEARING STORAGE UNITS

We are discussing the necessity of clearing out some storage units for future post tension cable repairs. The current method to find the cables has required significant concrete removal just to search for the ends. Going through the floor of the storage unit is more effective. The initial plan is to get a storage pod so items in storage units that either don't fit, or that owners do not want, in their unit can be placed in the storage pod for temporary storage. Units WILL be covered with plastic but goods will get dusty. If an owner cannot move their goods themselves, they may contract with the mover for a price yet to be determined. This decision is coming quickly, so owners on the east end of building 32 should be prepared to move.

Lastly –

Why is so much concrete repair needed? It is due to the expansion of corroding steel of rebar, post tension cables and metal studs in the walls, columns, slabs and overheads. When the expanding concrete is exposed to water it will never dry out and the steel will continue to corrode. There are also significant areas of “honeycomb” where the original pour was not vibrated correctly to remove all the air bubbles, creating a void between the rebar and concrete.



BUILDINGS 29-32 – WHY SHOULD I REPLACE MY JALOUSIE WINDOWS

We have let all homeowners know that their old jalousie/awning windows are beyond their useful life and are prone to failure. The jalousies have a history of leaks and damages throughout Buildings 29-32. We are giving homeowners the opportunity to replace their jalousie windows during the Milestone repair work and offering a significant price reduction and free installation. A homeowner's jalousie window which is NOT replaced could fail and cause damage not to just the owner's unit, but another owner's unit or the exterior of the building.

The HL4 declaration and by-laws specify that Owners own Windows and Doors and are responsible for their maintenance and replacement. As such, the Association cannot force an owner to replace their window if it is not currently considered defective. However, there are reasons to do so (in addition to getting a once in a lifetime price and free installation)

A standard homeowner's insurance policy generally excludes damage caused by neglect or a lack of maintenance. Offering homeowners a window replacement at a reduced price after a review by the Milestone engineers provides a clear paper trail demonstrating the following:

- The association was aware of the aging windows and the potential for failure.
- The association provided an opportunity and a means for owners to address the issue.
- The homeowner was made aware of the window's current state and given the opportunity to replace it.

Failing to take action after being explicitly warned about the window's potential failure would be a strong indication of negligence in the eyes of an insurance adjuster.

Should a window fail and damage the exterior common area or another unit, the process gets more complicated:

- The affected unit owner would file a claim with their own insurance company.
- That insurer would likely subrogate against the negligent owner's insurance to recoup their costs, including their deductible.
- The association would file a claim with their master policy to cover damage to common elements like the exterior walls. The master policy carrier would then seek reimbursement from the negligent owner's insurance.

Ultimately, a homeowner who does not replace a window that has been shown to be beyond its useful life and prone to failure could face the following:

- **A denied claim:** Their own HO-6 policy may deny coverage for damage stemming from the unrepaired window due to negligence.
- **Legal action:** They may face legal action from the association and other unit owners to recover damages.
- **Personal liability:** They would likely be held personally liable for all repair costs, including those of their neighbors and the association.

This information is what the association considered when asking homeowners to replace all jalousies, not just the ones in a current state of failure. And, of course, this also applies to non-jalousie windows and doors defined by the engineer as in "poor" condition on the unit inspection reports provided to homeowners.

RIGHT OF ACCESS TO UNITS FOR MILESTONE REPAIRS

Section 718.111(5)(a) of the Florida Condominium Act provides that the association has the irrevocable right of access to each unit during reasonable hours when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

(5) RIGHT OF ACCESS TO UNITS.—

(a) The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

(b)1. In addition to the association's right of access in paragraph (a) and regardless of whether authority is provided in the declaration or other recorded condominium documents, an association, at the sole discretion of the board, may enter an abandoned unit to inspect the unit and adjoining common elements; make repairs to the unit or to the common elements serving the unit, as needed; repair the unit if mold or deterioration is present; turn on the utilities for the unit; or otherwise maintain, preserve, or protect the unit and adjoining common elements. For purposes of this paragraph, a unit is presumed to be abandoned if:

- a. The unit is the subject of a foreclosure action and no tenant appears to have resided in the unit for at least 4 continuous weeks without prior written notice to the association; or
- b. No tenant appears to have resided in the unit for 2 consecutive months without prior written notice to the association, and the association is unable to contact the owner or determine the whereabouts of the owner after reasonable inquiry.

2. Except in the case of an emergency, an association may not enter an abandoned unit until 2 days after notice of the association's intent to enter the unit has been mailed or hand-delivered to the owner at the address of the owner as reflected in the records of the association. The

notice may be given by electronic transmission to unit owners who previously consented to receive notice by electronic transmission.

3. Any expense incurred by an association pursuant to this paragraph is chargeable to the unit owner and enforceable as an assessment pursuant to s. [718.116](#), and the association may use its lien authority provided by s. [718.116](#) to enforce collection of the expense.

The HL Section 4 Association Handbook Articles rev 2009 Building Area.16 pg 38 further defines that the BOD has a right of access to each unit per the statute above and recommends leaving a key with the building captain, neighbor or management company (ie to prevent the door or lock from being removed for maintenance or in an emergency). However, it should be pointed out that local documents are subservient to Florida Statutes.

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.

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

NEW BUSINESS

Starting this month, Huntington Lakes Section IV will be gathering costs for fixed price contracts and preparing the 2026 budget.

Motion to adjourn made by David Kaplan, 2nd by Ivonne Bazerman. Motion unanimously carried

Meeting Adjourned 11:00 am

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

October 23rd, 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: Ivonne Bazerman

Treasurer: Judy Glatt

Director: Nici Mahlandt

Director: Robert Bloomberg

Director: Michael Abrams

Absent: none

Property manager: Donald Kates for Seacrest Services

Quorum established

Minutes of last meeting:

MOTION: made by Nici Mahlandt to waive the reading of the September 25th minutes and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Doreen Blatstein. 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

Property Managers report given by Donald Kates

Landscape/Beautification Report given by Nici Mahlandt

Building captains report given by Doreen Blatstein

Delray Alliance report read by Ivonne Bazerman

OVC report given by Judy Glatt

UNFINISHED BUSINESS:

Milestone Inspection

Status report given by Nici Mahlandt,

Excessive Water Usage Report given by David Kaplan

Trash Room Issues Report given by David Kaplan

NEW BUSINESS

Dates of November and December meetings have been changed to Monday, November 24 and Monday December 22 due to the holidays.

MOTION TO adjourn by David Kaplin 2nd by Ivonne Bazerman. Motion unanimously approved.

Respectfully submitted by:

Donald Kates (LCAM,CMCA) Seacrest Services, Inc.