

Huntington Lakes Section IV Condominium Assoc
1/22/2026 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
Milestone Town Hall Presentation
Reading of previous meeting minutes
Correspondence
Treasurer's Report
Sales and Rentals
Presidents and HLI Message

COMMITTEE REPORTS:

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

UNFINISHED BUSINESS:

Trash room and water usage issues

NEW BUSINESS:

2026 Annual Meeting & Election
2026 Maintenance & Assessment Fees Payment Methods/Delinquencies

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

TOWN HALL PRESENTATIONS & QUESTIONS on Milestone Project

Presentation given by Austin Brenna of Hellas Engineering, Inc.

Presentation given by Chris Edden, President, W&T Construction, Inc.

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION: made by Nici Mahlandt to waive the reading of the minutes of 12/22/2025 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 (Unapproved)

Location: Huntington Lakes Clubhouse

December 22th, 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
Director: Michael Abrams
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 November 27th 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.

MOTION: made by David Kaplin to waive the reading of the Treasurers report 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.

Presidents and HLI Report

President report given by David Kaplan

Committee Reports

Maintenance report given by Robert Bloomberg (drafted and read)

MOTION: made by Nici Mahlandt to waive the reading of the most committee's reports approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Ivonne Bazerman. Motion unanimously approved.

Landscape/Beautification Report given by Nici Mahlandt

UNFINISHED BUSINESS:

Milestone Inspection

Milestone Status report given by Nici Mahlandt,

MOTION TO adjourn By David Kaplin 2nd by Robert Bloomberg motion passed unanimously

Respectfully submitted by:

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

CORRESPONDENCE

None

SALES AND RENTALS

12/22/2025 – 1/22/2026

Sales and Rentals for January, 2026

Sales:

Rentals: 32/404 \$3,800 per month (seasonal)

PRESIDENT'S AND HLI MESSAGE

The HLI Board met on January 15th to review current projects, upcoming events, and operational planning. Highlights are summarized below for resident awareness.

Clubhouse Roof Replacement:

The clubhouse roof replacement project is underway. Crews have begun work and are making efficient progress. The project is expected to take approximately three to four weeks, weather permitting.

Olympics:

Olympic registration is progressing well, with strong participation. The HLI Board reviewed feedback from the initial registration days and identified improvements for future sign-ups, including better organization, technical troubleshooting ahead of registration, and volunteer support. The Olympic awards dinner is scheduled for March 25th.

Pool Patio Updates:

Additional patio furniture has arrived. The HLI Board will determine timing for the first official patio event and potential grand opening.

Social Committee:

The Social Committee will support planning for all clubhouse social events, with an initial focus on activating the pool patio area. The committee initially met on January 13th to begin planning.

Fitness Equipment:

The HLI Board discussed the replacement of fitness equipment and noted that we are awaiting delivery of new equipment. Moving forward, the Board plans to lease fitness equipment as replacements are needed. This approach will allow outdated equipment to be swapped out more quickly, while ensuring the fitness room continues to offer safe, modern equipment and efficient use of space.

January Board Meeting:

The January 15th Board Meeting included updates on:

- Roof replacement progress
- Pool patio and clubhouse improvements
- Sidewalk and concrete repairs
- Ongoing infrastructure projects

Communication & Technology Support:

The HLI Board discussed ways to improve resident communication and plans to explore future newsletter features that provide helpful technology tips and guidance. A survey identifying resident technology struggles will be sent out in the near future to help shape these technology tips.

HLI Safety & Security Report

Guest Authorizations: Our gate access app has been well received as the most convenient way to authorize your guests into our community. In addition to the long-established phone call-in method, we highly recommend for those who have smartphones that you install our gate app for both Android and iPhone. The APP is Gateaccess.net by ABDI. The ABDI facility code is HLI, and the password is your primary phone number registered at the HLI office.

You can also install this APP on desktop or laptop computers and tablets. On the back cover of the HLI Telephone Directory is a complete overview of our "Gate Access Call-in System.

Our office staff can help if you have any questions regarding guest authorizations by phone during normal office hours.

Speeding & Stop Sign Violations:

We continue to see speeds on North Oriole Blvd above the 30 MPH community limit and total disregard by many (especially caregivers) to fully stop at each stop sign. The sheriff has ongoing authority to enter our community to enforce and ticket these violations. Ticketed violations can be very costly along with possible license points and auto insurance renewal rate increases.

Community & Area Crime Issues:

Captain Morales (PBSO commander of district 4) has advised us that overall crime in our area has decreased in all categories except scams and fraud. Recently residents in our community have been receiving fraudulent email Evites that looks like they are coming from a known person in your email contact list requesting that you click on a link for more information. DO NOT click on any link and immediately call the sender to determine if such an Evite was sent by them.

Additionally, if you receive any type of communications requesting that you take some immediate or unusual action and do not know what to do, call the National Elder Fraud Hotline at 833-372-8300 and relay what you have encountered. This fraud hotline is a function of the US Department of Justice.

And remember, never give anyone who calls or emails you any personal information about yourself or anyone you may know.

Jog Road Gate Incidents:

Regretfully we continue to report vehicular accidents at the Jog Road entrance. Over that last several years, we have had a number of fatalities and many injuries. This was primarily due to autos driving north on Jog and making a left turn into Huntington Lakes without yielding the right-of-way to south bound Jog road traffic. Please be extra cautious when making a left turn into our community.

Tail Gating in the Resident Entrance Lane at Both Gates:

When proceeding through the resident lane, if there is a car in front of you, please do not tail gate and wait until the entrance arm comes down before reaching the bar code scanner. If you pass the scanner while the entrance arm is up, the gate will remain in the down position and deny access.

Your written suggestions on any safety or security issue along with suggested remedies are always welcome.

Respectfully submitted:

David Kaplan

TREASURER'S REPORT

Treasurer's December 2025 Report was not yet available. When it becomes available it can be found on the Huntington Lakes Section 4 website.

ASSETS:

Operating Cash + Petty Cash of \$250	\$230,835.49
Valley National Bank Special Assessment	\$148,765.23
Valley National Bank Loan Advance for Milestone Repairs	\$2,262,193.00
Reserve Cash (reserve bank accounts)	\$1,291,446.25
Current Assets (Receivables and Prepaid Expenses)	\$402,815.31
TOTAL ASSETS	\$4,336,095.16

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$2,973,627.75
Special Assessment	\$139,940.40
Reserves	\$1,291,626.25
Owner Equity (retained earnings, +/- Net Income)	(\$69,099.24)
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,336,095.16

As of 1/20/2026, 26 homeowners are delinquent in Quarterly Maintenance fees, 68 for Special Assessment, and 1 for Miscellaneous charges. Three are over 90 days and going to collection for a total past due of \$56,677.06. Late fees are now charged monthly and all late units have been charged an additional \$25.

We are over budget for the year (which includes less income and more expenses than budgeted) and have an owner equity deficit of \$69,099.24.

COMMITTEE REPORTS

MOTION made by Nici Mahlandt and seconded by Ivonne Bazerman to waive the reading of some committee reports as all they will be posted on the Huntington Lakes Section IV website within 24 hours in the minutes of this meeting. Motion Unanimously approved

Maintenance Report

Plumbing

- Backflow flow annual inspection – all buildings have been repaired and inspection certificates have been received

Fire Protection

- New vendor solicited – vendor was not experienced or large enough to handle our community. Search will continue.

Pool

- Heater number 1
 - Compressor stopped working – part is no longer available
 - New heater/chiller -\$7,782 installed, one year warranty

- Heater number 2
 - Control display that regulates temperature failed
 - Control board and controller replacement - \$1,216
- Filter pump noise – the noise is noticeable due to the new motor being located outside of the filter box. I have requested the maintenance company do research to find a box similar to what the irrigation pumps sit in to enclose the motor.
- Shed for shuffleboard equipment has been ordered \$286

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

Work orders:

- 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). Coordinated with Nici
- 3) Property manager met with Pool (pristine Pools) detailed pool inspection
Pristine cleaned underside of tile of dirt NOT black mold WO completed
- 4) Coordinated with Robert who approved a new water heater pending installation

3 requests for walkway lights

5 requests for "not association responsibility"

2 violations 1) blinds 2nd) improper alterations to the common elements Inspected and is in compliance

3 golf carts ALL repaired and in working order

Pest: ant hill control

Dry wall repair 2 units

Landscaping/Beautification Report

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.

I transplanted some liriopse to four areas in front of Building 32 and am still determining what else can be done at low cost. I have gotten bids for the damage repair of Building 32 which will be paid by the contractor. We have one dead ligustrum at building 35 and two infected with ball moss. This air plant strangles the tree and has to be removed by hand.

I will look at removing more ficus hedges this year, and determine what to do with the areas where additional hedges are removed. It is a very expensive undertaking.

Should any homeowner see mower or contractor damages, please report it immediately.

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, use the password reset option, or 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

None Available

Alliance Report

None

Captains' Meeting Report

Building Captains Meeting – January 20, 2026

All Building Captains were in attendance.

As of January 1, 2026, a multi-year tenant does not have to apply for a new lease.

If a new resident moves in, make sure they are aware of the Milestone repairs. When work starts on your building, please ask residents who park their cars directly in front of the building, to please park in a guest spot away from the building. Residents should turn their A/C off while work is being done in their unit. You will be notified when work will begin in your building. Be sure all furniture is removed from the lanai and also artwork on the walls should be taken down. If you are planning to use the picture hooks again, tie ribbon or yarn around it to contractor will not remove them and fill in the hole.

Encourage residents to use Damp Rid in all closets and bathrooms.

A hydrometer is also handy to have. It tells you the humidity level in the condo.

Encourage residents to use a water alarm under every sink, near the water heater and also the washing machine.

The importance of this meeting is to discuss Electronic Voting. HL Section 4 adopted the use of electronic voting last year as a better alternative to submitting a paper ballot. Our current documents require a 66 2/3% majority vote to approve any changes. That's at least 211 units voting in favor of a motion for it to pass. In the past few years, we were lucky to get a little more than 1/3 vote.

- Majority vote to change paint colors on our buildings
- Amendments to By-laws or Documents.
- Annual elections
- Other community matters requiring a vote

We currently have only 140 residents registered for electronic voting. Last week I sent an email to all resident who are **not** registered. I have a list of those residents for each building.

Captains, if you are having a building meeting or brunch, etc. please stress the importance of registering to vote electronically. Have a copy of the paperwork. Explain that they would have to submit an online consent form. An invitation email will come from info@conduu.com. Problems in individual buildings were discussed. Dryer vent cleaning should be scheduled.

Respectfully submitted,
Doreen Blatstein, Vice President
Building Captains Coordinator

Social Committee Report

There are 85 people signed up for Game Night on January 30th, as of Jan.19th.

Respectfully submitted,
Doreen Blatstein, Vice President
Bldg. Captains Coordinator, Social Chairperson

UNFINISHED BUSINESS

Milestone Status Inspection Report

Building 32 is finally drawing to a close after almost seven months. According to the new phasing schedule released on Monday and posted to the website, Building 31 is expected to take four weeks and started on Monday January 19. Building 30 is scheduled to start on January 26. Future building start dates will be communicated at least two weeks in advance, barring unforeseen conditions.

The building phasing schedules and unit repairs will be posted on the trailer daily. Please check if you want to know if your unit will be entered on any given day. Your building captain will be informed by email the day before your unit will be entered and they will contact you by phone or email. Please be prepared. Your building captain will open units as needed, starting at 8:00 am. and close them when work is completed.

Entrance to your unit may be made through the front door, or through the rear window wall. Most work is being done through the front as we progress, with floors and furniture protected as needed. Multiple entries are required for work and engineering inspections. The contractor will make best efforts to have you notified in advance when your unit must be entered, but workflow must continue unabated and you don't have to be there. If your unit is scheduled for work, they could start as early as 8:00 am – OR not at all if the previous day's work takes longer than expected - so please be prepared. Work on each unit can take 2-4 days.

Please do not call to ask where the workmen are, or when they are coming in. The schedule will be posted on the trailer and the building captain will let in who needs to be let in. Please do not ask the workmen any questions. The trailer will be open for owner questions Monday - Friday from 2:00 – 3:00. Please go to the trailer with questions and concerns.

Please do not start replacing tile, furniture or window coverings until you sign the paper that confirms your unit is substantially complete. Then you can call the tile guy to start. If you want repairs painted by the contractor, you must have the paint ready. He will not paint your entire lanai, just the areas that were repaired. If you have small holes in the lanai walls that need repair, email hl4milestone@gmail.com so Nici can come and fix them or do me a favor and fix them yourself with stucco crack repair compound available at Home Depot (or borrow it from me).

The removal and reinstallation of window shades and window blinds and the repairs to interior drywall around windows will not be done by W&T. Window coverings and drywall repairs will be done by Junior, paid by HL4 from the Milestone LOC account. All window coverings on windows

or sliding glass doors needing repair or replacement will be removed when the building stages and returned in groups as the units are complete. You MAY use your own contractor to do that work. Drywall repairs after window replacement will also be done in groups and may require multiple entries. This work cannot start until your unit is deemed “substantially complete” by the engineer. If you want the drywall painted, have the paint ready and pay Junior what he asks.

AT THIS TIME – If you have cleared your lanai in Building 32, keep it cleared until you sign a Substantial Completion notice. Junior will arrange with you to repair drywall and reinstall blinds when he gets the notice of Completion.

In Buildings 30 Start Date January 26 and 31 – Start Date January 19

- All lanais must be cleared immediately. These buildings are now considered construction zones.
- 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. If no windows are marked as POOR or you are not getting replacements, you may return items to the front of the windows.
- If you want to remove your window coverings yourself, get it done. Junior will be removing window coverings immediately for windows being replaced and covering them with brown paper.
- The lay-down areas are going to take away some parking places. Check with your building captain to see how she is going to handle that issue.

In Buildings 29, and 33-36

- all units have been inspected. Revised unit drawings are on the website.
- 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 at this time.

In all buildings, keep interior sliding glass doors UNBLOCKED – both bedroom and living room while construction is in progress. Entry to the lanai will be made through these doors with floor protection added as needed.

New unit re-inspection reports are posted to the website.

CONSTRUCTION STATUS

All but three units in the 5-10 stacks in Building 32 are substantially complete. Units in the 1-4 stack will continue this week. The West stair case concrete and stucco repairs are being addressed and waiting paint. Railing pocket repairs continue. The east staircase has been started. Scaffolding has been erected as needed on the building and east end. The paint color is approved and being applied. Much of the scaffolding will then move to Building 31 who has already seen some repairs marked.

Repairs to Building 31 have begun in staircases, on railing post pockets, and the interior of some units.

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.

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 or fill them yourself with grout. Every one we fill saves the association \$25.

ALL BUILDINGS: When scaffolding is erected on your building, remove 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.

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

MOVE YOUR CAR

You may not park your car in front of your unit during the week once the building has staged. Use any empty spaces and visitor spaces. The work creates significant flying debris and dust. Your building captain may be able to help you find a space that is empty if you can't find one.

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 and east and west of building 31 should be prepared to empty their storage units on short notice.

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.

718.111(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.

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

Reducing our trash pickup from 3 pick-ups to 2 pickups will save \$5200 per year. Palm Beach County provides 2 free pickups and we are paying for the 3rd. We will do a trial period and see if it is a workable savings.

MOTION: made by Doreen Blatstein to decrease the garbage pick up from 3 to 2 (weekly)
MOTION 2nd by Ivonne Bazerman. Motion unanimously approved

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

2026 Maintenance & Assessment Fees Payment Methods

Methods of payment discussed. Reminder that a mailing went out with a SECOND payment booklet as the first included the wrong amount. Please use the second booklet. The correct quarterly payment is \$2,253.59 NOT \$2253.29. Homeowners who write checks and mail them in to Seacrest can make up the \$.30 in your next payment.

Motion to adjourn made by David Kaplan, 2nd by Bob Bloomberg. Motion unanimously carried

Meeting Adjourned 12:15 pm

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

January 22, 2026 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

Director: Judy Glatt

Director: Nici Mahlandt

Director: Robert Bloomberg

Director: Michael Abrams

Property manager: Donald Kates for Seacrest Services

Quorum established

Minutes of last meeting:

MOTION: made by Nici Mahlandt to waive the reading of the December 22nd 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.

MOTION: made by Nici Mahlandt to waive the reading of ALL committee reports 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.

Presidents and HLI Report

President report posted on web site

Committee Reports

Maintenance report given by Robert Bloomberg (drafted and read)

UNFINISHED BUSINESS:

Milestone Inspection

Milestone Status report given by Austin Brennan Hellas Engineering

Milestone Status report give by Chris Edden of W&T Construction

Trash Pickup

MOTION: made by Doreen Blatstein to decrease the garbage pick up from 3 to 2 (weekly) MOTION 2nd by Ivonne Bazerman. Motion unanimously approved.

NEW BUSINESS:

2026 Annual Meeting & Election

2026 Maintenance & Assessment Fees Payment Methods/Delinquencies

MOTION TO adjourn By David Kaplin 2nd by Robert Bloomberg motion passed unanimously

Respectfully submitted by:

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