

**Huntington Lakes Section IV Condominium Assoc
2/26/2026 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
Reading of previous meeting minutes
Correspondence
Treasurer's Report
Sales and Rentals
Presidents and HLI Message**

**COMMITTEE REPORTS:
Milestone/construction zones
Maintenance
Property Managers
Landscaping/Beautification
Captains' Meeting
Delray Alliance
OVC**

**UNFINISHED BUSINESS:
2026 Annual Meeting & Election--quorum needed/Proxies
Trash rooms and building 32 excessive water usage issues
2026 Maintenance & Assessment Fees Payment/Delinquencies
Building 29 captain/assistant captain**

**NEW BUSINESS:
Communicating with Section IV--use of texting
Feeding roaming wildlife**

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 1/22/2026 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

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 given 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.

CORRESPONDENCE

The following correspondence was read by Nici Mahlandt during the Milestone Presentation.

(note, no corrections have been made to original correspondence except for the redaction of other resident names to protect their privacy)

From: **bernie benovitch** <benovitch_b@rogers.com>
Date: Sat, Feb 14, 2026 at 7:22 PM
Subject: Re: W & T Milestone Report for Week Ending 2/13/2026
To: hlsection4@gmail.com <hlsection4@gmail.com>

What is the cost to date for the repairs?

As of February 15, 2026 the total billed is \$274,563.98 including contractor (work, window cost, mobilization, permits), engineer (including Bid Documents and Bid Process), attorney (LOC and Bid Document review), mailings to owners (assessment notice and meetings) and Junior (electric covers, removal and replacement of blinds and all drywall repairs).

Have the engineers given you any idea of cost and when they are going to be finished?

That is not the engineer's job. It is the contractor's job. The cost is the contract we signed and any change orders or contract overages that happen during the process. A new phase plan was released about a month ago and is on the website. Another one will be released this week because we have decided to move to 36 from 29, instead of down to 33 and 31 and 30 are going more quickly than expected.

Also, why are the posts in each section being repaired? Many are solid and require no repairs. They are doing it on very floor, every section of railing. They are not loose.

The railing post pocket repairs are necessary because of disintegrated concrete and old repairs which allowed moisture to seep in and cause rust. The engineers and contractors know what they are doing. There are multiple photos of the disintegrated concrete and rust in many of the Weekly Contractor reports on the website.

I observed all the posts prior, there was no sign of rust. Even when they dug them out, no signs of rust.

Posts on the sides of buildings were riveted to cement, no holes, yet they dug a hole underneath the post. I have pictures. Makes no sense. I tested a number of railings prior with 190 pounds of pressure and found there were secure. All holes don't have rust and all were secure. How do you explain that?

You could not possibly have observed "all the posts" because they were not all opened at the same time. If you do not understand shrinkage cracking, moisture trapping, corrosion or the failure of the cementitious grout in and around metal railing post pockets, it is probably best not to discuss it with others. We have seen physical evidence of the failures in all buildings and photos are taken of every step of the repair during the review and repair process.

Also, at the request of xxxxxx in Bldg xx #xxx, I went to their apartment to see if their shelves could be salvaged when the Jelousy window where going to be replaced. I noticed that their

jealousy window was replaced with a new window that looks the same when they first bought the apartment many years ago.. Their new window is different and does not have the potential of leaking. Your inspector should have noticed this. Yet they were made to buy a new window and pay for this prior. Please arrange to look at their window and a refund given to them as soon as possible. This caused the xxxxx a lot of aggravation that was unnecessary. An apology is in order.

All homeowners without a rear jalousie had a CHOICE of whether to replace their existing window with a new single hung hurricane window. Leaks and water intrusion around the existing windows are being repaired during the installations, and the 5 and 6 stacks have had numerous leak problems in Building xx. Your neighbor made that choice in November of last year, and the new single hung window was purchased and will be installed. Please stop stirring up homeowners with unfounded claims, conjectures. suppositions and suspicions.

Signed,

Bernie Benovitch

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On Sunday, February 15, 2026 at 01:57:36 PM EST, Nici Mahlandt <nmahlandt@hotmail.com> wrote:

See answers in **RED** above.

Nici Mahlandt
Landscaping / Website / Chairperson, Milestone Inspections
Huntington Lakes IV BOD
201-936-9377

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From: bernie benovitch <benovitch_b@rogers.com>
Sent: Monday, February 16, 2026 10:05 AM
To: Nici Mahlandt <nmahlandt@hotmail.com>
Subject: Re: W & T Milestone Report for Week Ending 2/13/2026

The railings in the apartments across the parking lot are completely different and were bad, agreed. This building is different.

Railings are made out of aluminum, and are supported in a completely different manner..

I asked Mike to hold off replacing window and Junier to hold off tearing out shelves.

Mike said you have to decide.,

I left a message on your telephone.

Please let me know when you are available to visit apartment xxx, building xx.

I'm only doing what is right for elderly people.

Bernie Benovitch

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FOR INFORMATION: An email was sent to the homeowner referenced regarding the replacement window which was in a stack that had moisture intrusion repairs performed several times over the years. After research with Palm Beach County, it was identified that if the window HAD been replaced, it was done without a permit. This was sufficient for the engineer to determine it must be replaced with a permitted hurricane window and the area around the window checked for moisture or rust and any repairs be performed as needed.

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The following email/letter was sent after the above correspondence, and additional reports were received from the contractor, the engineer, and other homeowners that there had been repeated unwanted interactions.

From: Nici Mahlandt <nmahlandt@hotmail.com>
Sent: Monday, February 16, 2026 2:35 PM
To: bernie benovitch <benovitch_b@rogers.com>
Subject: Milestone Repair Project in Huntington Lakes Section IV

This letter serves as formal notice regarding your conduct in connection with the Milestone Repair Project currently underway at Huntington Lakes Section IV.

It has been determined that your repeated interactions with contractors, engineers, and construction personnel are disrupting the organized flow of work and interfering with project operations. Effective immediately, you are directed to cease the following activities:

- You may not instruct, advise, or otherwise direct the Milestone contractor or any of its workers.
- You may not visit the project trailer to tell contractors or workers what to do or how to perform their work.
- Any prior construction experience you may have does not confer authority or relevance to this project.

Additionally, you may not represent, speak on behalf of, or act for any other homeowner in your building, or in HL4, unless you possess a signed and notarized Power of Attorney authorizing you to do so.

Please be advised of your rights, which are as follows:

- You have the right to information pertaining to your individual unit.
- You have the right to access the Huntington Lakes Section IV website, where all project-related information is posted.
- You have the right to review project costs, expenses to date, contracts, agreements, association financials, and meeting minutes.
- You may inquire about work related to your individual unit by visiting the project trailer Monday through Friday between 2:00 p.m. and 3:00 p.m., provided such inquiries are reasonable in duration and do not interfere with operations.

You do **not** have the right to assume responsibilities on behalf of other owners, to supervise contractors, or to interfere with the execution of the project.

You are hereby directed to immediately stop engaging in conduct that disturbs workers, disrupts project operations, or exceeds the scope of your individual homeowner rights. Continued interference will not be tolerated.

This matter is considered serious, and your cooperation is expected.

Sincerely,

Nici Mahlandt
Landscaping / Website / Chairperson, Milestone Inspections
Huntington Lakes IV BOD
201-936-9377

This letter will be sent via Registered US Mail in addition to this email notice. (2/18/2026)
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From: bernie benovitch <benovitch_b@rogers.com>
Sent: Monday, February 16, 2026 3:10 PM
To: Nici Mahlandt <nmahlandt@hotmail.com>
Subject: Re: Stop

Nici,

I think what you are doing is wrong. It will eventually come back to haunt you.

xxxxx have decided to not to follow suit. They paid for the window and cannot take the frustration any more that you are creating. You have to decide **mentally** that you are right. You will have to live with it and the fact that you are creating anxiety among older people because of your inexperience is a shame.

What a life you have. It's not much. I feel sorry for you.

I'm estimating owners in Section 4 will eventually have to pay at least \$15,000.00 per unit for your inexperience. Many will not be able to afford it. Also, I foresee **a section** in HLI filing of bankruptcy and that section committee dissolving. They will walk away. They also used Hellas Engineering as did two other sections which also had catastrophe's.

Section three and five used another Engineering firm and paid very little after the phase one visual inspection was done.. Same buildings, all built at the same time. Different engineering firms.

Ones that are honest.

I hope I'm wrong. We'll see as time goes on. I don't take your threats mildly but then again, I know what you are.

To me this is all a joke.

B. Benovitch

SALES AND RENTALS

Sales and Rentals for February, 2026
1/22/2026 – 2/26/2026

Sales:

29/208	\$160,000
35/407	\$119,000

Rentals

30/304	\$3,800 per month (seasonal)
29/307	\$2,550 per month (annual)
35/403	\$2,150 per month (annual)
34/206	\$2,050 per month (annual)

PRESIDENT'S AND HLI MESSAGE

Good morning: My report today is quite lengthy, so it is being emailed to all email recipients to read at their leisure and not consuming time at today's meeting.

Today's in-person and Zoom meeting will mainly be devoted to an in-depth report on our Milestone repair project.

However, I want to bring to your attention several Section matters concerning the January 2026 paid fees, roaming wildlife issues, unleashed pets, and safety at our Section pool and surrounding areas.

Please note that those who use coupons to make their quarterly payments may have the wrong amount printed on your coupon. When you send your April, July, and October coupon payments, your check should be for \$2,253.59 and not for \$2,253.29.

Because we are so close to the Everglades and due to flood control, all our lakes are interconnected to the Everglades. Thus, we have an abundance of roaming wildlife. PLEASE do not feed them as it creates a feeding frenzy for all. Iguanas, possums, bobcats, frogs, and others have targeted our landscaping, several building perimeters, and their droppings are unpleasant and unhealthy to humans if touched or stepped on.

Palm Beach County has a "Leash Law" that mandates that domestic animals must be leashed outdoors. The county code enforcing officer will vigorously enforce this statute once a complaint is filed with them.

Should you encounter anyone in our community that has accidentally fallen, rescue services request that you do not move them, but immediately call 911. Even if the person says that they are ok, severe additional injury can occur. Once paramedics arrive, they will determine if additional attention is needed. If no additional attention is needed, there is no cost for their services.

● **Clubhouse Roof & Building Envelope Work** is underway on the clubhouse roof project. As demolition progressed, additional building envelope items were identified that could not be seen prior to construction due to previous materials concealing affected areas. Addressing these

items now is necessary to ensure proper sealing, long-term performance, and preservation of warranty coverage. Funding is in place, and the project continues to be closely monitored by management. The project management team and roofing contractor are also preparing documentation for legal counsel to review related to prior spray foam work. Representatives attended the February 19th HLI Board Meeting to provide a more detailed explanation of the scope of work and answered resident questions or concerns.

- **Clubhouse Floor Deep Cleaning** A partial deep cleaning of the clubhouse has been completed, focused specifically on carpet and hard-floor surfaces. In a few areas, additional follow-up work is scheduled to further improve grout and staining results. Going forward, management will be implementing a semi-annual deep-clean schedule for the clubhouse to maintain standards and reduce the need for intensive restoration.
- **Pipe Replacement Project** The pipe replacement project on N. Oriole Blvd near building 29 remains on schedule, with a targeted mid-April start. Required permits and extensions are being finalized. Prior to construction, residents will receive advance communication outlining pedestrian routing, access points, and safety considerations to minimize disruption.
- **Pool Patio & Tiki Hut** The new HLI pool patio and tiki hut area is being introduced in phases to ensure safe and successful use. Residents will be invited to preview the space and become familiar with the layout and amenities. At this time, seating and TVs are available on a first-come, first-served basis. Grill use is limited to clubhouse-sponsored functions only. Expanded usage guidelines will be developed once equipment training is completed and operational needs are fully assessed.
- **Olympics** Resident participation in the Olympics remains strong, with approximately 300 residents registered overall. The Olympics dinner is scheduled for March 25th. Residents who have not yet registered are reminded that it is not too late to sign up for the Olympics dinner.
- **Fitness** New equipment has been added to both the cardio and weight rooms to enhance resident workout options. The sign-up date for fitness classes has been updated to the third Thursday of each month at 1:30 PM. Management has also met with the fitness provider to review class offerings, address seasonal waitlists, and improve functionality within the fitness app, including adjustments that will allow residents to remain signed in rather than having to log in each time.
- **2026–2027 Season Programming** Planning for the 2026–2027 HLI theater season has been finalized and is currently awaiting contract execution to further solidify the schedule. Once contracts are in place, advance ticket sale options will be announced.

Guest Authorizations: Our gate access phone 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 smart phones that you install our gate app for both Android and iPhone cell phones. 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 printed Telephone Directory is a complete overview of our “Gate Access Call-in System”. The HLI office staff can help if you have any questions regarding guest authorizations during normal office hours.

Speeding & Stop Sign Violations: We continue to see speeds on North Oriole Blvd substantially 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 at will 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 continue to receive 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. If you click on the link in the scam Evite, you run the risk of having your computer locked and having to pay a ransom fee of hundreds of dollars to unlock.

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 too many fatalities and many personal and property damage issues. These accidents were primarily due to autos driving north on Jog and making a left turn into Huntington Lakes without yielding the right-of-way to high speed south bound Jog Road traffic. We believe that improper left turn signals into both Huntington Lakes and Huntington Pointe are a contributing factor in many of the accidents.

We, along with Huntington Pointe, have contacted many officials in Palm Beach County seeking help, but to no avail. We are now at wits end and have received word this week that the Palm Beach Post has agreed to our request to investigate and publicly report on this serious issue. Hopefully, a public expose of this serious matter will get us the help we are seeking. For now, please be extra cautious when making a left turn into our community and yield the right of way to south bound Jog Rd traffic.

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 but patiently wait until the entrance arm comes down before reaching the bar code scanner which is on the right side of your car. If you tailgate the car in front of you, the gate arm can come down and strike your vehicle. If you pass the scanner while the entrance arm is in the up position, the gate will remain in the down position and deny access.

FPL Street Lights on N Oriole Blvd: As presented at previous HLI board meetings, we have asked our residents to inundate FPL with non-working street light complaints along with our staff complaints. As a result, some of the lights are now working. Now you will see yellow bands around the non-working lights that FPL has identified as needing repair. To help report outages, please see the "How to Report" on the Owner Help tab of the Huntington Lakes Section IV website www.huntingtonlakessection4.com

Your written suggestions on any safety or security issue along with suggested remedies are always welcome at hliboard@hldelray.com.

Respectfully submitted:
David Kaplan

TREASURER'S REPORT

Treasurer's Report for January 2026.

ASSETS:

Operating Cash + Petty Cash of \$250	\$451,983.59
Valley National Bank Special Assessment	\$111,552.70
Valley National Bank Loan Advance for Milestone Repairs	\$2,260,769.38
Due From	\$27,039.88
Reserve Cash (reserve bank accounts)	\$1,315,288.52
Current Assets (Receivables and Prepaid Expenses)	\$593,449.77
TOTAL ASSETS	\$4,760,083.84

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$3,242,014.73
Special Assessment	\$251,027.57
Reserves	\$1,310,969.45
Owner Equity (retained earnings, +/- Net Income)	(\$43,927.91)
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,760,083.84

As of 2/19/2026, 8 homeowners are delinquent in Quarterly Maintenance fees, 8 for Special Assessment, and 1 for Miscellaneous charges. Two are over 90 days and going to collection for a total past due of \$13,311.02. Late fees are now charged monthly and all late units have been charged an additional \$25. Note that an additional 35 owners used an incorrect payment stub which left a balance of \$.30 on their account for the Special Assessment. PLEASE check your account and bring it current with your next payment due April 1.

We are over budget for the year (which includes less income and more expenses than budgeted) and have an owner equity deficit of \$43,927.91.

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

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
- Hole in filter tank will be epoxied – caused algae
- Check valve needs replacement – estimate forthcoming
- Shed for shuffleboard equipment installed \$286
- Three sets of shuffleboard equipment \$700

Lighting Supplies

- Supplies bought \$500

Elevator

- Security mirrors updated on even side of street
- Security mirrors purchased for odd side of street

Reminder

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

Bulk pickup items should only be put out on Wednesday afternoon or Thursday, as that is the day for pickup

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 coordinated to have triangle reflectors in elevators changed for new ones
- 2) Property manager had the NEW pool heater installed by TCS
- 3) Property manager had the display for second pool heater fixed
- 4) Property manager made a lake inspection for pool run off
- 5) Property manager met with Pristine Pools for a detailed pool inspection. Cleaned underside of tile of dirt NOT black mold WO completed

3 requests for walkway lights

5 requests for "not association responsibility"

3 golf carts ALL repaired and in working order

Pest: ant hill control

Landscaping/Beautification Report

We had three serious issues over the last month. The north irrigation pump went out and it took 3 weeks to repair and replace for a cost of \$1043. There was no irrigation, and no rain, during that time. Junior and I hand watered as much as possible to save plants. In the midst of the water issue, we had a severe frost. Many plants on the less protected north side lost most of their leaves, but as of last week it appears we did not lose any plants.

Due to the frost conditions, we did not do any trimming this month, except for a few wild stems and blowing/pickup of leaves. We will wait through two normal trim cycles to assure plants have recovered from the shock and begin getting new leaves so things are going to look a little uneven until April.

Since trimming is limited, I took advantage of the cost savings to remove many of the Ixora on the north side that were in poor shape. I'll determine some replacements which may include some flowering bushes like coreopsis, lantana, plumbago, firebush and Bush daisy. If you see an area in poor condition, please let me know by email right away.

We removed one dead ligustrum at building 35 and three are infected with ball moss. This air plant strangles the tree and has to be removed by hand. The robellini palms are still yellowed.

I have gotten bids for the repairs to Building 32 which will be paid by the contractor. That will be true of all buildings where landscape damages occur. Before and after photos have been taken.

More ficus hedges are dying of white fly and decisions will have to be made about removing more of them without the funds to replace them with new hedges. I will slowly try and add new plants to the Hagen Ranch Road wall – generally growing them from shoots so it will take a while for them to mature.

Lastly, the large tree to the north of the pool came down, destroying one other small tree and two of the sea hibiscus. It was removed and stumped for a cost of \$9400.00. Two new buttonwood trees and additional sod will be installed.

Should any homeowner see mower or contractor damages, please report it immediately. A reminder that mowers can damage walkway stones if they are not properly installed and maintained. Please Google for the proper methods.

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

ALLIANCE OF DELRAY RESIDENTIAL ASSOCIATIONS Meeting Summary February 4, 2026
By Judy Goldberg, Secretary

Director Dr Lori Vinikoor, our President of the Alliance, started the meeting at 9:30, and Arnie Katz introduced our guests for the day.

We welcome Sierra Vista Community Association and Enclave at Sherwood HOA to the Alliance membership. There will be no car wash at Military Trail & Conklin Drive! A big win for Sierra Vista and our Alliance persistence! American Heritage School will be adding a light at the Flanders entrance to ease the traffic situation. Big Win for Kings Point! Lori brought up the issue of a free-standing Emergency Dept (ED) connected to JFK Hospital that they want to build near the High Point Community. It is not a great plan as emergency patients would then have to go to JFK in Atlantis or pay extra to be taken by ambulance to Delray Medical Center is just 4 minutes away. We have a Class 1 trauma hospital in Delray so the free-standing ED does not make sense. Also, the sirens and lights would be going day and night, disturbing nearby communities.

Captain Mike Morales of the Palm Beach Sheriffs' Office reported that crime is down from 2025 in all areas except assaults. Fraud down 6%, General theft down 21%, burglary down 24%, Residential theft down 21%, Auto theft down 40%, General burglaries down 40%. Great news!

Our next speaker was Chief Bill Stansbury of the Palm Beach Fire Rescue. Despite the very cold weather there were no fires from space heaters. Station 45 at Linton and Jog had 713 calls this month. This is over 100 more calls than other stations. Another station is coming to Lake Worth and Lyons (Station 92). The Fire Rescue wants no more than a 6-minute response time to any community. The construction at Lyons Rd & Atlantic Ave is coming to conclusion. Our main guest speaker was Anthea Gianniotis, Delray Beach Development services Director. She has been the Director since 2019. This Committee is responsible for planning, growth and change in downtown Delray. A great example is the Sundry Center at Atlantic Avenue & Swinton. Residential and commercial development. There is a major growth plan for Congress Avenue.

While developing, Delray Beach is committed to protect areas as the growth continues. There is a comprehensive plan to have historic preservation. Sundry Center is an example of this. The City is watching density of land use and uses restrictive zoning in residential areas. A good example is, due to the large amount of auto dealerships, they can no longer rezone West of 95 for more auto dealerships. Delray is really two separate cities. East side is maintaining the town environment, with many alleys to deliver for commerce and keep the old charm and character of a small town. West of 95 is filled with many communities gated and open. Many fewer cross streets and a more suburban environment, Density with residential and commercial. A real balancing act of keeping Delray a small town even as it grows. Following this presentation was Rick Roth a farmer and businessman from the Everglades Agricultural Area. He stated that if we see fallen iguanas, please call wildlife as they are extremely invasive species and cold weather is a great time to capture and dispose of them.

Our next guest was Laura Simon, Executive Director of Downtown Development Authority (DDA) she is a life-long Floridian, her great grandpa arrived here in 1911! The DDA started in 1971 when downtown Delray was very. Quiet. Now we have 4.5 million visitors to downtown Delray yearly. The town will host the Tennis open on 3/13. The DDA organizes events and programming, holiday decorations and lights, and hospitality. For more information on what is happening in Delray download www.DelrayOldSchoolSquare.com. City activities include concerts, art shows, free movies, yoga at the Museum, and more. If getting around is a concern, there are golf carts available for free. They will zip you around town. Just download the Ride Freebee app to request a pickup, or simply wave down a passing Freebee and hop in! Ride Freebee (855) 918-3733. Parking in Downtown Delray Beach is easy and convenient. Rates vary by location. There is also free parking at the Library and City Hall. Download the My Delray Beach app to see parking availability in real time. If you are a resident of the City of Delray, parking permits available for Downtown and the Beach.

The next meeting of the Alliance will be held on Wednesday, March 4, 2026 in the South County Civic Center, 16700 Jog Rd, across from Morikami Museum & Gardens. The guests for our meeting will be: Michael Caruso, Palm Beach County Clerk & Comptroller. Topics: Overview of the Office & Helping to Protect You Against Scams. Plus, as announced by PBSO Captain Morales at the previous Alliance Meeting, you will be able to speak one-on-one with detectives who investigate scams & fraud.

Captains' Meeting Report

Building Captains Meeting – February 24, 2026

Attending: Bldg. Captains from 30, 31, 32, 33, 34, and 36. Captains from 29 & 35 not there.

- New cardio equipment has been installed.
- There have been improvements to the Fitness area.
- The Health Fair is scheduled for March 25, 2026
- The Bar Code Reader at Jog Rd. has been replaced. Replacement barcode sticker can be purchased for \$10.00
- Gate Access authorization: Use the ABDI App on your phone, Gateaccess.net website on your computer or call the front gate (561-498-1220) using your 5 digit personal pin code and press the # key. Once verified, follow prompts and enter your guest's name and days for admittance. Be sure your guest has your name and correct address.
- Safety & Security: People are still speeding within the community. If the Sheriff stops you for driving above 30 mph, you could get a \$178.00 ticket. Scams and fraud are still the major crimes in our area. The latest is an E-bite, an on-line invitation to a party. DO NOT click on it. National Elder Hotline 833-372-8300
- There have been several car accidents with residents turning left from Jog Rd. into our community. Cars traveling South on Jog Rd are going faster than anticipated.
- Social: Tiki Hut is now available for use. Play cards, read.
- The N. Oriole Pipe Project will start towards the end of April or early May. It should take about 3 months for completion.
- Roof Replacement: This project should be completed in two weeks and is fully funded by Reserves. Insurance premium should be greatly reduced.
- Electronic Voting: Have you reviewed the information on electronic voting with residents? Do they understand the importance of it?
- Game Night: 90 people attended Game Night. The Trivia Game were questions on "Which Came First". Then we played the dice game, "Left, Right, Center".
- Milestone: Phase plan discussed. Suggestions from two Bldg. Captains that have dealt with Milestone work so far.

Respectfully submitted,
Doreen Blatstein, Vice President
Building Captains Coordinator

UNFINISHED BUSINESS

Milestone Status Inspection Report

BUILDING 32

Interiors

- All interior units are complete. Furniture may be replaced and tile repaired

North Elevation:

- Two partial deck repairs on the 3rd-floor catwalk are complete and just need primer and paint.

- One small 4"x4" area near the west stairwell needs to be filled and painted, along with a few minor touch-ups identified today.
- One railing bracket at the west stairwell needs to be replaced.

Southeast Elevation:

- Four column repairs are complete, primed, and painted.
- Scaffold remains on the south elevation at 106 to address the expansion joint.

West Elevation

- The remaining work includes unit 410 windows which will be done after the expansion joint repair is completed so we can remobilize the scaffold to that location.

Building 31

Interiors:

- All lanai work has been completed through the 1 stack.
- Stucco was applied this week in Units 306, 302, 202, and 203.
- Began punch-out inspections today for the 10, 9, and 8 stacks: planning to complete punch-out on Monday.
- Installed one windowsill in Unit 408.

Windows:

- Five windows were installed this week (Units 304, 105 – three windows, and 305).

South Elevation:

- Continued progress on the south elevation.
- 10 stack is complete, including painting, window cleaning, and screen installation. Scaffold has been removed.
- Work has started on the 8 and 9 stacks, with scaffold removal anticipated this week.
- Identified questionable post-tension grout pockets; excavation will begin this week.
- Removed additional columns for inspection.
- Located several new stucco cracks; excavation will begin as we approach completion of the backside scope.
- Scaffold is set up nearly to the end of the building.

North Elevation:

- Began framing post-pocket railing repairs on the 3rd and 4th floors and completed the first repair pours.
- Started painting on the north elevation, beginning in the east stairwell.

Building 30

- Scaffold has been mobilized on the 10 stack.
- Reviewing interior specifications and lanai work started this week.
- Post pocket repairs begun
- Also reviewing south elevation specs and developing a work plan with the team.

Building 29

- Scaffold has been mobilized on the 10 stack.
- Reviewing project specifications this week and coordinating with the team to develop a work plan.
- Interior work and window installations will begin as soon as possible.

All lanais in Building 29 & 30 must be cleared no later than March 2.

Building 36 - 33

- Building 36 - lanais cleared by March 16
- Building 35 - lanais cleared by April 27

- Building 34 - lanais cleared by May 11
- Building 33 - lanais cleared by June 22

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 Substantially Complete document 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.

In Buildings 30 and 31

- All lanais must remain cleared until you receive your Certificate of Completion from the contractor. 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.

Buildings 29 – START DATE MARCH 2.

- All lanais must be cleared by March 2.
- 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.
- 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.

Buildings 36 – 33

- The sequence has changed. We will start with 36 and move down to 35, 34, and 33.
- Start dates have been posted.
- Moving dates for your lanai will be sent and posted. If you need the mover you MUST send a check payable to ADIOS MOVING for \$50 (each way as needed) to Building 32-Unit 110.

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

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.

UNFINISHED BUSINESS

2026 Annual Meeting & Election of Board Members

Per the FIRST NOTICE OF ANNUAL MEETING AND ELECTION sent to all homeowners on January 17, 2026, "on or before February 16, 2026, any owner in good standing may give written notice of an intent to run for the Board at the Management's mailing address (shown below), or by email to hlsection4@gmail.com."

Only 2 announcements to run were received by the deadline, therefore there will be no election only an annual meeting on March 26, 2026 at 9:30 am.

One phone call to Seacrest Management Services from Bernard Benovitch was received after the February 16, 2026 date asking that he be added to the list of residents that were running for a Board position. Since the phone call was received after the cut-off date, and was not received in writing or by email, accompanied by the approved Intent to Run form, Mr. Benovitch's request could not be accommodated.

Please turn in the 2026 Proxy Membership Meeting form which can be printed from the Members tab of the Huntington Lakes Section IV website to any member of the Board or your

building captain. We need 112 proxies to hold a meeting. Please turn in the proxy even if you attend in person. (form attached, last page and on Website under Meetings)

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.

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.

2026 Maintenance & Assessment Fees Payments/Delinquencies

As of 2/19/2026, 8 homeowners were delinquent in Quarterly Maintenance fees, 8 for Special Assessment, and 1 for Miscellaneous charges. Two are over 90 days and going to collection for a total past due of \$13,311.02. Late fees are now charged monthly and all late units have been charged an additional \$25. Note that an additional 35 owners used an incorrect payment stub when they mailed their check which left a balance of \$.30 on their account for the Special Assessment. PLEASE check your account and bring it current with your next payment due April 1.

Building 29 Captain Needed

Building 29 needs a new captain (s). Ideally there will be 2-3 individuals willing to assist with this job. The job is not full-time. It includes opening and closing doors as needed, posting notices on the bulletin board, and assuring resident information is up to date.

NEW BUSINESS

2026 Communicating via Text

Please do not communicate via Text to Huntington Lakes Section IV. Please email hlsection4@gmail.com. For Milestone issues, email hl4milestone@gmail.com

Wildlife Feeding

Please do not feed wildlife behind your units. Ducks and geese become dependent on your hand-outs and lose the ability to fend for themselves. No food is healthier than what they eat themselves. Ducks and geese are attempting to next to the screens and are pecking through them.

Motion to adjourn made by Nici Mahlandt, 2nd by Robert Bloomberg. Motion unanimously carried

Meeting Adjourned 11:00 am

NOT AVAILABLE YET!!!
Huntington Lakes Section IV Board Meeting (Unapproved)
Location: Huntington Lakes Clubhouse
February 26, 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 January 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.

Treasurer's Report

Posted with minutes on website

Sales and Rentals

Report read by Ivonne Bazerman

Presidents and HLI Report

President's report emailed to all residents and posted on web site

Committee Reports

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

Milestone Status report and Milestone Correspondence given by Nici Mahlandt

Landscape Status report given by Nici Mahlandt
Maintenance report given by Robert Bloomberg

UNFINISHED BUSINESS:

Reports given by David Kaplan:
2026 Annual Meeting & Election--quorum needed/Proxies
Trash rooms and building 32 excessive water usage issues
2026 Maintenance & Assessment Fees Payment/Delinquencies
Building 29 captain/assistant captain

NEW BUSINESS:

Reports given by David Kaplan
Communicating with Section IV--use of texting
Feeding roaming wildlife

MOTION TO adjourn By Nici Mahlandt, 2nd by Robert Bloomberg motion passed
unanimously

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

HUNTINGTON LAKES SECTION IV ASSOCIATION, INC.

C/O Seacrest Services, Inc.
2101 Centrepark W. Dr., Suite 110
West Palm Beach, FL 33409
(561) 697-4990
hlsection4@gmail.com

2026 PROXY MEMBERSHIP MEETING

TO: Board Secretary, Ivonne Bazerman
Huntington Lakes Section IV Association, Inc.

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, or _____, attorney or agent with the power of substitution for and in name, place and stead of the undersigned, to vote as proxy at the annual membership meeting of the Association, to be held in person and via Virtual Zoom, Thursday, March 26, 2026, at 9:30 a.m., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth in the Notice of Meeting dated January 7, 2026. I hereby authorize and instruct my proxy to use his or her best judgment on all matters which properly come before the meeting as may be authorized by Sec. 718.112(2)(b)2, Florida Statutes.

(In no event shall this proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given.)

Unit Owner _____
Signature

Unit Owner _____
Please Print

Address _____