

**Huntington Lakes Section IV Condominium Assoc
3/26/2026 Board of Directors Meeting Notice, Agenda & Zoom Invitation
Location: Huntington Lakes Clubhouse Theater & Zoom**

Call to Order after Annual Meeting Adjournment

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

Feeding roaming wildlife

Building 29 captain/assistant captain

NEW BUSINESS:

Communicating with Section IV--use of texting

New Alteration Request Form (ARC)

Realtor or Bank information when Selling or Renting Units

Elevator Emergencies (800-526-6115)

Dryer Vent Cleaning

COMCAST Charges for service calls

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 2/26/2026 and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Judy Glatt. Motion unanimously approved.

Huntington Lakes Section IV Board Meeting (Approved)

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.

CORRESPONDENCE

None

SALES AND RENTALS

Sales and Rentals for March, 2026
2/26/2026 – 3/26/2026

Sales:

35/109	\$130,000
34/302	\$102,000

Rentals

34/405	\$2,200 per month (annual)
32/404	\$4,407 per month (seasonal)

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 a continuing in-depth report on our Milestone repair project. Many residents have questioned us as to why we are going through this expensive and disruptive project. The following email from our retained structural engineer answers that question on why Florida enacted the Milestone inspection law and a recent example of what took place in Orlando Florida on 3/19/2026.

The email read as follows:

Hello Everyone,

As property managers and board members, we understand that you often receive concerns from owners and residents regarding the ongoing repairs and associated costs at your buildings.

I wanted to share a recent incident that occurred yesterday in Orlando involving a 5-story residential building, constructed around 2013, that was evacuated due to sudden structural concerns. Residents reported significant cracking and difficulty opening doors, which ultimately led officials to deem the building temporarily unsafe pending further structural evaluation.

While the building has not collapsed and the exact cause is still under investigation, this situation serves as a helpful reminder of how important it is to address structural issues proactively, even in relatively newer buildings.

It also reinforces the intent behind Florida's Milestone Inspection and Recertification requirements, which were implemented following the Champlain Towers collapse. These programs are designed to identify and address issues early before they develop into more serious concerns.

We understand that repair projects can be disruptive and costly; however, they are a necessary part of maintaining the safety, integrity, and long-term value of the property.

We share this information for your awareness, and you may distribute it to owners and residents as you deem appropriate.

Hellas Engineering

If you would like to view the broadcast TV video of the Orlando incident, please click, or copy and paste, the following link. [Building cracks force 200 to evacuate Orlando-area apartments](#)

Continuing my report, I want to bring to your attention several section matters concerning roaming wildlife issues, unleashed pets, safety at our section pool and surrounding areas, and upcoming quarterly condo fees.

Please note that those who use coupons to make their quarterly payments, may have the wrong amount printed on your mail in coupon. When you send your April, July, and October condo coupon maintenance payments, your check should be for \$2,253.59 and not for \$2,253.29. Additionally, the next quarterly Milestone assessment fee of \$359.04 is also due the first day of April, July, and October 2026.

Because we are so close to the Everglades, and due to flood control, all of 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, snakes, 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. First floor residents should make sure that doors are never left open and repair any screen holes that would allow outside intruders enter your apartment. Peppermint or clove oil sprayed around door frames and first floor lanai window walls will be a good deterrent for all types of wildlife.

Palm Beach County has a "Leash Law" that mandates that domestic animals must be leashed when 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 emergency hospitalization is needed. If no transportation to the closest emergency room is needed, there is no cost for paramedic services.

Report any HL4 issues to HLsection4@gmail.com

HLI News:

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.

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.

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 by 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 again advised us that overall crime in our area has decreased in all categories except scams and fraud. As of this month, reported scams and fraud incidents in our community have doubled over the last twelve month period.

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 but immediately call the sender to determine if such an Evite was sent by them. If you click on the link in the scam Evite (or any link in a suspicious email or text), you run the risk of having your device locked and having to pay a ransom fee of hundreds of dollars to unlock to the scammer.

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.

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 Steet 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 issues, along with suggested remedies are always welcome at hliboard@hlidelray.com.

Respectfully submitted:
David Kaplan

TREASURER'S REPORT

Treasurer's Report for February 2026.

ASSETS:

Operating Cash + Petty Cash of \$250	\$333,385.98
Valley National Bank Special Assessment	\$240,210.12
Valley National Bank Loan Advance for Milestone Repairs	\$2,232,736.50
Due From	
Reserve Cash (reserve bank accounts)	\$1,330,021.33
Current Assets (Receivables and Prepaid Expenses)	\$322,233.87
TOTAL ASSETS	\$4,458,587.80

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$2,946,951.94
Special Assessment	\$205,325.27
Reserves	\$1,330,201.33
Owner Equity (retained earnings, +/- Net Income)	(\$23,890.74)
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,458,587.80

As of 3/18/2026, 5 homeowners are delinquent in Quarterly Maintenance fees, 2 for Special Assessment, and 1 for Miscellaneous charges. Two are over 90 days and going to collection for a total past due of \$7,673.69. 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 and this \$9.00 total has been waived. 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 \$23,890.74.

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

Reminder

If renovations are scheduled, an ARC request must be filed with the building captain accompanied by a deposit of \$250. This is available on the website on the **Owners Help** tab.

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

Property Manager's Report

- Property manager coordinated to have triangle reflectors in elevators changed for new ones
- Property manager had the NEW updated panel pool heater installed by TCS
- Property manager inspected the lake run-off from the pool was working
- Property manager met with Pool (pristine Pools) for detailed pool inspection. Pristine cleaned underside of tile of dirt NOT black mold
- Pending (delay weather) no parking corner of 32
- Bees in tower of 32. ALPINE bee control recommends. "Wait and see" as they may leave on their own this issue has been intermittent.

Work Orders:

2 request for walkway lights

3 request for "not association responsibility"

3 golf carts ALL repaired and in working order 1 pending

Pest: ant hill control

Landscaping/Beautification Report

The severe frost in February is still affecting many plants, particularly on the less protected north side. As of last week, we did not lose any plants to the frost, but many plants still look sickly. The recent rains will help conditions immensely.

Due to the frost conditions, we did not do any trimming this February or March, except for a few wild stems and blowing/pickup of leaves. We want to assure plants have recovered from the shock and have begun getting new leaves so things are going to look a little uneven until April.

A reminder that many trees in Florida are deciduous and lose their leaves in the spring, rather than in the fall like up north. Leaves are blown by our maintenance crew, and picked up by landscaping. Please be patient.

There are bird nests in the trees on the south side again. When the tree contractor does the hurricane trimming this year, we will be removing the branches where they like to nest over the parking spots as it will be part of the negotiated rate.

Three ligustrum on the north side are infected with ball moss. This air plant strangles the tree and has to be removed by hand. The robellini palms are still yellowed and being treated. I did about \$4,000 of replace/repair of plants on the north side, a tree at the entrance of 29 and repairs for behind the pool. That area will get new sod, and I'm hoping some enterprising homeowners might consider using the space for a croquet tournament, bocce, badminton, or some lawn bowling.

I have gotten bids for the repairs to Building 32 landscaping 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 to document the issues.

More ficus hedges are dying of white fly and decisions are being made about removing more of them, without the funds to replace them with new hedges. Several areas in front of Building 33 have to be removed and no replacements will be done at this time. 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.

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

Next meeting will be March 30, 2026

Alliance Report

Alliance of Delray Residential Associations March 4, 2026 Meeting Summary By Judy Goldberg, Secretary & Director

Dr Lori Vinikoor, our Alliance President, started the meeting at 9:31am with a few updates. Our Vice President, Arnie Katz, welcomed our guests for the meeting. Lori said that this is membership renewal month, so please send your dues in today!

Lori spoke of AI (Artificial Intelligence) legislation and stated that water supply usage is 70% from general public /agriculture and 20% irrigation. Our June Alliance Breakfast is fast approaching and our July meeting will be a "4th" Celebration as we did last year. An abundance of fruit from our own farmers in the Ag Reserve. Tasting is permitted!!!! Lots of fun and activities.

Captain Mike Morales of the Palm Beach Sheriffs' Office, (District 4) stated that our detectives are working diligently to squash all the fraud and scams that are going around on line and definitely by phone.

Detective Coleman spoke about Crypto Currency and the dangers as there is no real money, it is all on line. Just hang up when you get a strange call about anything weird or unusual.

Immediately call your direct number on the back of your credit card or call your bank, FPL, etc directly. NEVER CALL THE NUMBER GIVEN IN THE EMAIL OR TEXT!!! Our Police will NEVER CALL to tell you that you have a summons, ticket due etc. They show up at your door w/the legal summons.

Captain Tony Keeler, representing Palm Beach County Fire Rescue, (we are District 45) said that hurricane season is right around the corner and being prepared is always important. Stock up on batteries, fans, water, food to be eaten without heat, etc. Make sure that your important papers are in a waterproof travel bag. Know your evacuation route or center. Important to plan ahead. He. Said that we have the highest calls at 3200 last month. We are already at 649 calls in March. District 45 is the busiest area.

Our School Board Chairperson, Karen Brill, told us about mental health recovery plans. The situation today can be very disturbing to us and definitely impacts our children. The school district has Mental Health resources and Counselors to speak with them. Another big issue is banning of books in school districts. We have not banned any materials, however, there is a vote coming up in a bill where the Commissioner of Education could ban books in Districts. Special Education Transport is being revisited. At times there may be 2 children on a big school bus going to Special Ed programs. Our district is looking into smaller vehicles to transport these students, while saving money on transport vehicles.

The main speaker of the day was Mike Caruso, Palm Beach County Clerk and Comptroller. He said that his priorities are to modernize the payment system, protect us all from fraud, maintain conservative investment strategies, Advocate for a statewide judicial database, Ensure strong audits and reports. His job is to keep Palm Beach County running smoothly. AI will be used in our Courts and Finance Centers. Approximately 40% of e-filed documents are processed by robots only. There are over 50,000 hacks a day on the system so they are using AI to help to combat this issue. There are free photos for Vets. Self service Centers may be found inside of Courthouse locations. Learn more about stopping the ever-increasing scams at... www.mypalmbeachclerk.com/scams This includes traffic ticket scams, juror summon scams, property fraud scams. (This is a major problem right now!) To secure your property information, sign up at... www.mypalmbeachclerk.com/PFA only takes a few minutes and you will be alerted if anyone is trying to tamper with your property! To check out the county spending, a transparent system is in place, go to mypalmbeachclerk.com/open.gov Easy to use, online tool providing detailed information on County spending, updated monthly. Anyone can view or download this info in a spreadsheet. These are important search sites as over \$12 million lost by South Floridians to impersonator scams last year alone.

Our next meeting will be on Wednesday, April 1, 2026. Topic will be... "Artificial Intelligence in the Legislature." What you should know about AI and what Legislation is Being Proposed and enacted to Protect the Public. The speakers will be Senator Lori Berman & House Representative, Kelly Skidmore. The meeting will be held in the South County Civic Center, 16700 Jog Rd, across from Morikami Gardens. Doors open at 9AM when refreshments are served. The meeting on starts at 9:30AM and always concludes by 11AM. See you there! All invited to attend.

Captains' Meeting Report

No meeting held. Next meeting will be in the Game Room on April 21, 2026

UNFINISHED BUSINESS

Milestone Status Inspection Report

Loan: \$2,500,000.00
Billing to Date*: \$ 619,656.36
Balance: \$1,886,075.52

*Includes loan costs, legal and engineering fees, W&T Contractor Pay Apps, miscellaneous services or supplies billed against the Line of Credit (drywall repair, window replacement costs, blind removal/replacement, mailings, stucco repair, electrical outlet covers, etc.). Does not include income from jalousie windows of \$70K.

BUILDING STATUS: avg 12-16 men onsite over the last 2 weeks

BUILDING 32 – 98% complete

Interiors

- All interior units are complete. Furniture may be replaced and tile repaired
- Two pickets on lanai to repair

South Elevation:

- Revision to the expansion joint required.

North Elevation

- Scaffolding has been mobilized for repairs to the post tension pocket on the 4th floor. Elevator will be shut down again for about ½ day to complete the work.

Punch List

- 23 punch list items have been given to contractor and engineer to examine.

Building 31 – 90% complete exterior, 85% interior

Interiors:

- Your Certificate of Satisfaction will be issued shortly. It can be picked up in the trailer once you are notified.
- Some drywall repair still to be done by Junior.

Windows:

- Only 2 windows left to install.

South Elevation:

- Scaffold is set up as needed to the end of the building.
- The one stack required most exterior cladding to be removed, and most exterior framing and studs to be replaced due to excessive rust. Owners were requested to remove everything from their master closet, as the screws holding studs to the back wall had to be removed and replaced when the new studs are installed.

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.

Post Tension Repairs in East Staircase

- Start date after Passover – week of April 6
- Removal of everything in lockers 101-105, 201-205
- No movers have been requested by owners.

Building 30 – 90% complete on rear (south)

- Interior work has begun.
- 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 marking, work and window installations will begin as soon as possible.

Buildings 36 – 33

- The sequence has changed. We will start with 36 and move down to 35, 34, and 33.
- ESTIMATED Start dates have been posted to the website as follows
 - Building 36 May 4
 - Building 35 May 13
 - Building 34 June 29
 - Building 33 July 8
 - Substantial Completion Sep 1
 - Final Completion Oct 6
- **Moving dates for you to clear your lanai:**
 - Building 36 - lanais cleared by April 26
 - Building 35 - lanais cleared by May 3
 - Building 34 - lanais cleared by June 15
 - Building 33 - lanais cleared by June 24

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. The building phasing schedules and unit repairs are 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.

NEW RULES FOR SNOWBIRDS in 29-30 and 33-36:

STORAGE UNITS: As we mentioned in today's Board Meeting, post tension cables that run through the concrete slabs in the staircases/storage rooms MAY, or MAY NOT need to be repaired. IF they need repair, the storage room units need to be emptied.

We are asking ALL snowbirds to empty their units before they leave to prevent having to make emergency arrangements after they are gone. Here is one option for buildings 29-30, and 33-36.

OPTION: If neither you, nor your house sitter, can empty the storage unit, please make a check for \$50 payable to Adios Moving and bring it (or mail it) to Building 32 Unit 110. **DO NOT DATE THE CHECK.** If your storage unit needs to be emptied, I'll have the movers do it. IF NOT

NEEDED, I will return the check to you uncashed. This check is IN ADDITION to any check you may have written to empty your lanai.

This seems like an equitable and simple option for snowbirds. If the storage unit has not been emptied, and HL4 must pay the cost, your ledger will be charged and, if not paid, will accumulate late charges and penalties which can lead to legal consequences.

Check to:

Nici Mahlandt
7340 Amberly Lane #110
Delray Beach, FL 33446

That said - snowbirds, please leave your storage unit key or combination on your table with your car key (if leaving your car).

Of course, this option will be available for rounders as well, but rounders can wait until notified it is necessary.

MASTER BEDROOM CLOSETS - SNOWBIRDS: In building 31 we ran into an issue when replacing the back of the building that required removing the drywall on the back wall of the master closet. The owner had to empty the closet immediately in order to close in the wall and contractors do not touch personal goods. This is another situation where it COULD or COULD NOT happen. Please make your decision based on whether your house sitter can empty your closet or not. But should the need arise - it MUST be emptied by someone who is not the Board or Contractor.

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 Certificate of Satisfaction 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). Holes have been repaired on all buildings on the south side.

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 Satisfaction 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 as needed.

Buildings 29

- All lanais must be cleared as this building has staged.
- 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. If not, 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.

In all buildings, keep interior sliding glass doors UNBLOCKED – both bedroom and living room while construction is in progress. Entry to the first floor lanai may 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.

GARDENS: 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 – SEE ABOVE

There may be a need to clear 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. When the storage units are defined, they must be emptied, as the repair can extend into the cage itself. If an owner cannot move their goods themselves, they may contract with the mover. Owners should be prepared to empty their storage units on short notice and, if you are a snowbird Buildings 30, 29, 33-36, empty the units before you leave and leave the keys/combos to the locks on your dining room table or make a check payable to the mover (see above).

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

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.

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

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 3/17/2026, 4 homeowners were delinquent in Quarterly Maintenance fees, 1 for Special Assessment, and 1 for Miscellaneous charges. Two are over 90 days and going to collection for a total past due of \$6,528.45. 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 and this \$9.00 in total has been waived. The next quarterly payments are due April 1, with late fees and administrative fees incurred if not paid.

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

New Alteration Request From (ARC)

The new Alteration Request (ARC) form has been given to Building Captains and posted to the website. It is being sent to all owners for their thoughts. One thing this form does is bring it into the 21st century, protects future unit owners from shoddy work, and provides better information

about what alterations require permits. Please see the form under the “Owner Help” tab on the website.

Realtor or Bank Information When Selling or Renting Units

All information needed by realtors, banks, sellers, or renters can be found on the “Governing Documents” tab on the website. This tab is not protected by a password and the information can be viewed or downloaded as needed.

Elevator Emergencies

Please call 800-526-6115 if you find yourself in an elevator emergency. It is suggested you put this number in your phone in case you are caught and can’t find the HELP button on the panel.

Dryer Vent Cleaning

It is recommended that all Buildings arrange dryer vent cleaner for their residents and that individual residents check to see that their dryer vent flaps outside their door (above on the 1st floor, below on the 2nd – 4th) have working flaps that are closed.

COMCAST Service Calls

Please be reminded that Comcast/Xfinity charges for all service calls UNLESS the issue is with their equipment. If they come to your home and find out it is your TV, dead batteries, a bad extension cord, etc. the fee is \$100+. You will be informed before they come and if not paid, your service will be cut off.

Motion to adjourn made by Nici Mahlandt, 2nd by Mike Abrams. Motion unanimously carried

Meeting Adjourned 12:00 pm

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

March 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 for Annual Meeting not established: 51 proxies received

Quorum established for regular meeting

Annual Meeting:

Organization

MOTION: made by Nici Mahlandt to approve officers' positions 2nd by Doreen Blatstein.
Motion unanimously approved.

President: David Kaplan

Vice-President: Doreen Blatstein

Treasurer: Nici Mahlandt

Secretary: Judy Glatt

Director: Robert Bloomberg

Director: Michael Abrams

Minutes of March 26, 2026 Board of Directors Meeting

MOTION: made by Nici Mahlandt to waive the reading of the February 26th minutes and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. 2nd by Judy Glatt . Motion unanimously approved.

Presidents and HLI Report

President report given by David Kaplan and posted on web site

Treasurer report: given by Nici Mahlandt presented and posted

Milestone Inspection

Milestone Status report given by Nici Mahlandt

Committee Reports

Maintenance report given by Robert Bloomberg (drafted and read)

Landscape/Beautification Report given by Nici Mahlandt and posted on web site

Unfinished:

Announcements to not feed the animals (including ducks)

Pets must be on a leash

New business:

NOTICED: made by David Kaplan & Nici Mahlandt to consider the new ARC (architectural review Committee) form. The form will be mailed to all homeowners for discussion and approval process in April meeting.

MOTION: made By Nici Mahlandt 2nd to adjourn by Robert Bloomberg motion passed unanimously

Respectfully submitted by:

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