

**Huntington Lakes Section IV Condominium Assoc.
4/23/2026 Board of Directors Meeting Notice, Agenda & Zoom Invitation
Location: Huntington Lakes Clubhouse Theater & Zoom**

**Call to Order @ 9:47 am
Pledge of Allegiance
Roll call to determine a quorum/ Board member resignation
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:
Building 29 captain status.
Communicating with Section IV--exclusions
Dryer Vent Cleaning Importance**

NEW BUSINESS:
Proposed New Alteration Request Form (ARC). Click below link.
https://mcusercontent.com/5dc305c15a96dd2d1803cdd0e/files/612ae356-cb11-97f9-c379-49ea7765f030/ARC_Condo_Unit_Alteration_Notification.pdfrevised.pdf

**Realtor or Bank Information when Selling or Renting Units.
Elevator Emergencies--800-526-6115/HELP Test.
NO TRESSPASSING/NO SOLICITATION Lobby Notices.**

GOOD & WELFARE & GENERAL QUESTIONS

ADJOURNMENT

CALL TO ORDER

Meeting was called to order at 9:47 am by David Kaplan, President

ROLL CALL

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Secretary:
Treasurer: Nici Mahlandt
Director: Robert Bloomberg
Director: Michael Abrams

Absent: Secretary: Judy Glatt, excused absence

Property manager: Donald Kates for Seacrest Services

MOTION: made by David Kaplan to approve and accept the resignation of Judy Glatt with regret MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

MOTION: made by David Kaplan to fill the vacant seat on the Board and appoint Ellen Rosner as secretary. MOTION 2nd by Doreen Blatstein. Motion unanimously approved

READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

MOTION: made by Nici Mahlandt to waive the reading of the minutes of 3/26/2026 and approve as they were distributed to all Board members and have been posted on the Huntington Lakes IV website. MOTION 2nd by Michael Abrams. Motion unanimously approved.

Huntington Lakes Section IV Annual Meeting (Approved)

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 (Approved)

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 to adjourn and 2nd by Robert Bloomberg. Motion passed unanimously

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

CORRESPONDENCE

Email received from Judy Glatt resigned as Board member.

SALES AND RENTALS

Sales and Rentals for April, 2026
3/26/2026 – 4/23/2026

Sales:
31/406 \$130,000
29/103 \$290,000

Rentals
30/101 \$1,800 per month (annual)

PRESIDENT'S AND HLI MESSAGE

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

Attached) is the proposed new document (ARC) link for future requests for apartment alterations. Copy and paste if necessary.

<file:///C:/Users/dkap5/Downloads/ARC%20Condo%20Unit%20Alteration%20Notification.pdfvised.pdf>

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

Building 29—Today the board will announce that Robyn Agate has been appointed the building captain.

Elevator HELP Button on the control panel inside the cab: To ensure that our elevator emergency communications system is working properly should an entrapment occur, we request that any resident periodically depress the HELP button, and when answered say you have initiated a test and just tell them the address of your building.

NO TRESSPASSING & NO SOLICITATION signs at your lobby entrance: We continue to see many unauthorized notices being posted. Please remove them.

Current HLI Projects

- a. **North Oriole Pipe Project** – Our Project Manager from Civil Solutions confirmed that the long-delayed pipe replacement is scheduled to begin on May 18, 2026, pending final confirmation of the permit extension from the Lake Worth Drainage District.
 - i. The Board will be setting a pre-construction meeting with our contractor Johnson Davis, the HLI Board, and the engineer to finalize staging, signage, and traffic control prior to mobilization and email notification to all residents.
 - ii. Our project manager confirmed a May 18, 2026, start date for mobilization, with the permit extension from the Lake Worth Drainage District still pending final confirmation.
 - iii. The HLI Board expressed concern about the pace of preparation on the engineer's side, specifically the delayed submission of survey, geotechnical, and structural engineering scopes. Management has followed up directly and is awaiting a response on whether the timeline will be affected.
 - iv. Access constraints along Jog Road are being reviewed to confirm there are no issues with truck clearance, particularly regarding the 14-foot overhang.
- b. **Roof Replacement** - The Clubhouse roof project is complete.
 - i. The permit has been closed out, and gutters have been installed.
 - ii. The lightning protection system installation is scheduled to begin within approximately two weeks.
 - iii. This item was carried to the April HLI Board Meeting as Unfinished Business for a final close-out update.
- c. **Pool Patio**
 - i. Usage Guidelines – The HLI Board will be finalizing usage guidelines for the pool patio/tiki hut area.

Rule Clarifications / Community Standards

- a. **Appropriate Footwear** – The HLI Board has discussed footwear requirements across amenity areas. Appropriate shoes are required in the Game Room, gym, and on all athletic courts. Open-toed shoes and smooth-soled footwear present a safety hazard on non-carpeted floors. Security staff will direct residents to the posted rule when needed. Updated signage and formal rule language will be included in the April Board Meeting materials.
- b. **Pool Lane Usage** - Dedicated swim lanes are available in the mornings for lap swimmers. The Board reviewed ongoing conflicts between lap swimmers and leisure users and will clarify posted lane hours and etiquette. The existing morning lane session structure will be maintained and communicated more clearly to residents.
- c. **Gym – Cell Phone Courtesy** - The Board confirmed that phone conversations are not permitted on the gym floor. Complaints have centered on loud calls during morning hours. The policy will be re-posted with updated signage.
- d. **Jacuzzi – Appropriate Attire** - The Board clarified that appropriate swimwear is required in the jacuzzi at all times. The area is monitored by security cameras. Updated attire requirements will be posted in the facility.

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 months.

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.

Respectfully submitted: David Kaplan

TREASURER'S REPORT

Treasurer's Report for February 2026.

ASSETS:

Operating Cash + Petty Cash of \$250	\$136,569.85
Valley National Bank Special Assessment	\$166,309.24
Valley National Bank Loan Advance for Milestone Repairs	\$2,178,827.93
Reserve Cash (reserve bank accounts)	\$1,359,172.79
Current Assets (Receivables and Prepaid Expenses)	\$379,999.87
TOTAL ASSETS	\$4,220,879.68

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$2,716,522.43
Special Assessment	\$139,311.70
Reserves	\$1,359,352.79
Owner Equity (retained earnings, +/- Net Income)	\$5,692.76
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,220,879.68

As of 4/19/2026, an unacceptable 8%, or 22 homeowners are delinquent in Quarterly Maintenance fees, 30 for Special Assessments, and 1 for Miscellaneous charges. Four are over 90 days and going to collection for a total past due of \$47,814.67. Late fees are now charged monthly and all late units have been charged an additional \$25.

COMMITTEE REPORTS

Maintenance Report

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

Press the HELP button on the elevator to check operation weekly

Property Manager's Report

Work orders:

- 1) Property manager coordinated to have minor bee removal at building 31 bees relocated
- 2) Property manager coordinated to have extensive bee colony removed bee removal at building 32 bees relocated
- 3) Property manager made lake inspection and pump cover re-built and replaced
At Lake by the pool area
- 4) Property manager met with Pool (pristine Pools) detailed pool inspection
Pristine cleaned underside of tile of dirt NOT black mold WO completed
- 5) Property manager had no parking corner of 32 – completed
- 6) Property manager coordinated to have Seacrest Svcs accounting update new board member officer positions with DBPR.
- 7) Property manager coordinated to have extra pickle ball court leaf cleaning caused by high winds

4 requests for walkway lights

3 requests for “not association responsibility”

Pest : ant hill control

Landscaping/Beautification Report

The February frost is still affecting many plants, particularly on the less protected north side. We did not lose any plants to the frost, but many plants still look sickly as they dropped leaves. The recent rains will help conditions immensely.

Light trimming was done this month and leaves were picked up. We want to assure plants have recovered from the shock and have begun getting new leaves.

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 already been 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, Mike Abrams reporting. Rich Ellis 30/401 has been appointed as the second HL4 representative to OVC.

Alliance Report

No report. Jane Cox and Sandra Small are the HL4 representatives to the Alliance.

Captains' Meeting Report

Building Captains Meeting – April 20, 2026

Attending: Bldg. Captains from 29, 30, 31, 32, 34, 35 and 36 Note: 33 was not represented at the meeting.

- We welcomed Robyn Agate as the new captain for Bldg. #29
- We reviewed the list of Captains and corrected phone numbers and emails
- A handout on *Closing down your apartment* was distributed
- Another handout was distributed referencing what needs to be done when contractors are doing work for Milestone in the building.
- It was also mentioned that cars parked by trees needs to be moved to a guest spot during hurricane tree trimming.
- Solicitation is not permitted in our community. Business cards and other unauthorized notices in the lobby should be removed.
- N. Oriole Pipe Project is expected to begin May 18th
- Lightning protection system installation is scheduled to begin in 2 weeks.
- Appropriate swimwear is required in the Clubhouse Jacuzzi at all times.
- Phone conversations are not permitted on the gym floor.
- Appropriate footwear is required in the Game Room and athletic courts
- Open-toed shoes and smooth-soled footwear present a safety hazard
- Fraudulent email Evites and other scams are still prevalent in our community. If you do NOT recognize a phone # or email, DO NOT answer it. Never say "Yes" when answering your phone. It might be recorded for future use. Call the **National Elder Fraud Hotline at 833-372-8300** to report anything suspicious.

Respectfully submitted,
Doreen Blatstein

UNFINISHED BUSINESS

Milestone Status Inspection Report

Loan: \$2,500,000.00
Billing to Date*: \$ 633,711.61
Balance: \$1,871,927.27

Pay App #6 is in the works for about \$58,000

*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 8-12 men onsite over the last 4 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. A boom lift is ordered at a cost of \$8400 for one month. Elevator will be shut down again for about ½ day to complete the work.

Punch List

- 23 punch list items were given to contractor and engineer to examine and approximately 75% have been addressed.

Building 31 – 90% complete exterior, 95% 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 Yunior.

Windows:

- All windows are installed.

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.
- Stucco and painting is being applied and scaffolding moved as it is complete.

North Elevation:

- Additional post railing repairs, 4th floor to complete
- Started painting on the north elevation, beginning in the east stairwell.

Post Tension Repairs

- Will be required. Will be going through storage units for most, may require lanai floors.

Building 30 – 90% complete on rear (south)

- Interior work has begun in all units and first inspection complete. Stucco application is beginning.
- Windows complete on the west elevation
- As in building 31, significant framing deterioration was found.
- Post pocket and column repairs continuing on north elevation catwalks
- Post Tension repairs will be required. Will be going through storage units for most, may require lanai floors.

Building 29

- Scaffold has been mobilized on the 10 stack.
- Interior marking complete, and work started to the 5 stack. Initial excavation should be finished this week
- South elevation and column repairs have begun
- Window installations have begun.
- Post Tension repairs will be required. Will be going through storage units for most, may require lanai floors
- The construction materials lay-down area is being moved to the building 29 parking lot.

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
- 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

The mover will be scheduled the moment I get notice from W&T that Building 36 is starting. 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 our last Board Meeting and via email, 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 29, 30, and 31 we ran into issues 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 Yunion, 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 Yunion what he asks.

In Buildings 29, 30 and 31

- All lanais must remain cleared until you sign your Certificate of Satisfaction from the contractor. These buildings are now considered construction zones.
- All units have been inspected.
- 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. Yunion will be removing window coverings immediately for windows being replaced and covering them with brown paper as needed.
- The construction materials lay-down area in Building 29 is 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.

All 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 REPAIRSSection 718.111(5)(a) of the Florida Condominium Act

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.

Section 718.111(3) of the Florida Condominium Act

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.

(Note: The law only requires the association to do entry during reasonable times, give the owner reasonable notice (and the definition of that is whatever a judge deems reasonable on a case by case basis) and have a legitimate purpose for entry.)

The HL Section 4 Association Handbook Articles rev 2009 Building Area.16 pg 38

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.

[https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0718/Sections/0718.111.html#:~:text=\(a\)%20The%20operation%20of%20the,Florida%20corporation%20not%20for%20profit.](https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0718/Sections/0718.111.html#:~:text=(a)%20The%20operation%20of%20the,Florida%20corporation%20not%20for%20profit.)

ADDITIONALLY:

In Florida condos, a "construction zone" within **limited common elements (LCEs)** refers to areas like balconies, patios, or assigned parking/storage units under repair, maintenance, or alteration, designated as such by the Condominium Declaration, with responsibility (Association or owner) and scope defined by the governing documents, requiring clear signage and restrictions for safety, even if it's just temporary fencing or cones around a balcony for waterproofing.

<https://beckerlawyers.com/whose-obligation-is-it-anyway-issues-encountered-in-condominium-maintenance-and-restoration-projects-flcaj-magazine/>

UNFINISHED BUSINESS

Building 29 Captain/Co-Captains

Robyn Agate has volunteered for the Building 29 Captain position. Building 29 needs several co-captains. 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

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

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.

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.

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.

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 4/19/2026, an unacceptable 8%, or 22 homeowners are delinquent in Quarterly Maintenance fees, 30 for Special Assessments, and 1 for Miscellaneous charges. Four are over 90 days and going to collection for a total past due of \$47,814.67. Late fees are now charged monthly and all late units have been charged an additional \$25.

NEW BUSINESS

New Alteration Request From (ARC)

The new Alteration Request (ARC) form has been given to Building Captains and posted to the website. 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 and attached below. Motion made by Nici Mahlandt, seconded by Mike Abrams to make this the official form.

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.

No Trespassing/No Solicitation Lobby Notices

We continue to see many unauthorized notices being posted in the lobby and around the mail area. Please dispose of them when you see them.

GOOD & WELFARE & GENERAL QUESTIONS

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

Meeting Adjourned 11:20 am

Huntington Lakes Section IV Association, Inc.
c/o Seacrest Services, Inc.
2101 Centrepark W Dr. #110
West Palm Beach, FL 33409
HLsection4@gmail.com

ARC - Condo Unit Alteration Notification & Approval Form

INSTRUCTIONS: In order to process this application, the following items must be submitted either by email (1 PDF file) or mail, at the information listed above, at least 14 business days prior to the scheduled commencement of any work:

1. This completed application.
2. Detailed description and specification of the proposed modification. (example: type, location, material, color, design, dimensions, plans, survey, pictures, and other information as may be pertinent to complete your request)
3. Copy of Proposal or Agreement made with Contractor which includes the Description of the Services being provided.
4. Copy of the Contractor's current Florida License from the Dept. of Business and Professional Regulations.
5. Copy of the Contractor's Certificate of Liability insurance naming the Association as covered insured.
6. **Copy of all permits** (if applicable).
7. A \$250 refundable damage/cleanup deposit check payable to Huntington Lakes Section IV Association prior to any work commencing. The deposit check is refundable if, after the inspection, there is no damage and no cleanup is required.
8. NOTE: when an owner is selling the unit after renovations are completed (flipping) an inspection is required by management to ensure that work done meets code regulations and wiring for fire alarm was not cut.

I. OWNER INFORMATION

From: Owner(s) Name _____ Unit # _____

Property
Address _____

Phone: _____ Email: _____

I/We are hereby requesting to make the following modification, alteration of addition as described below.

II. TYPE OF ALTERATION:

Please reference the Type of Alteration list to determine whether Association approval is required. If your proposed alteration is Type A or B, proceed with completing the form. If not, approval is not required.

TYPE A – Alteration Requiring County Permit & Association Approval

Number from List	Brief Description
Other	

TYPE B – Alteration Requiring Association Approval but no County Permit

Number from List	Brief Description
Other	

III. Contract/Vendor Performing the Work:*

Company Name: _____

Contractor Name: _____ Phone #: _____

Company Address: _____

City: _____ State _____ Zip: _____

Florida License # _____ Palm Beach County Permit # _____

Liability Co., Name & Policy#_____

Contractor Signature: _____ Date: _____

*The contractor or person doing the work agrees to perform work in a safe and proper manner according to industry quality standards and Palm Beach County building codes. He/she agrees to hold harmless and indemnify Huntington Lakes Section IV Condominium Association and the unit owner for their costs and expenses, including legal expenses, incurred in connection with the defense of any and all causes of action, claims or proceedings that arise out of, or in connection with, his/her negligence.

IV: Insurance Coverage:

All contractors/vendors performing unit repairs, renovations and remodeling work on Huntington Lakes Section IV premises must provide evidence of the following insurance coverage:

_____ Copy of current driver's license & auto insurance coverage

Certificate of current general liability insurance coverage

V. Description of Proposed Alterations:

--

You are also required to attach a sketch or drawing of the proposed modification and are encouraged to submit any additional information to support the proposed alteration.

VI. Anticipated Work Start Date: _____

(Work cannot be started prior to Board Member approval whose signature confirms that the Association Office has received and reviewed the ARC Condo Alteration Notification & Approval Form, ensuring that it has been submitted with all required documentation.)

VII. Work Hours

Remodeling or repairs can only be done Monday thru Friday between the hours of 8:00 am and 6:00 pm. Work cannot be performed on Saturday or Sunday. Exceptions to this work rule include emergency repairs, extenuating circumstances with Board approval, and minor Type C alterations that do not create noise. Type A or B emergency repairs require post-alteration approvals.

By submitting this Application, we agree to the following terms and conditions as described below:

- The consent herein is hereby limited to the subject matter contained in description of the work and same may not be altered or deviated from in any respect
- Do not commence any work or modification until written approval is granted. If work begins prior to being authorized, the Owner will be held responsible.
- All installations, alterations, and modifications shall be of professional design quality and materials.
- Any approval granted herein is subject and conditioned upon obtaining the necessary approval/permits required from any City and/or County Building or Zoning Departments, as may be required in accordance with the local codes, laws and ordinances, prior to the commencement of work. It is the Owners responsibility to provide said information to the Association to validate the Architectural request.
- Access to areas of construction is to be made exclusively through the individual owner's property and/or unit entrance only.
- The owner shall be ultimately responsible for any damages incurred to common property, other property and personal injury as a result of the modification or improvement, as well as any additional maintenance cost that may be incurred, as a result of the modification, improvement, violation of the rules and regulations and/or negligence on his behalf and/or his contractors, vendors. The Association has the irrevocable right to subrogate damages, expenses and the cost of defense to the Owner.
- During construction of any approved modification or improvement, that portion of the property shall be kept clean, neat and in an orderly condition at all times. Any debris, trash or mud resulting from the construction or modification shall be promptly removed or remedied, as appropriate, from the unit and limited and/or common elements on a daily basis. No construction material is to be placed in the Association dumpsters or on the common ground.
- Abide with the Association's authorized days and approved hours for construction and modification as listed on the Rules and Regulations.
- All contractors must be properly licensed and insured for liability. Proof of such is REQUIRED prior to the commencement of the modification.

Signature of
Owner(s) _____ / _____

Date: _____

For Board of Directors and/or Architecture Review Board Use Only:

Date Application Received: _____ Date of Disposition: _____

Approval Granted: _____

Subject to additional terms or requirements as noted below and/or attached (_____check if applicable)

Approval Denied: _____ Explanation: _____

Member(s) or the Board of Directors and/or Architectural Review Board:

Signature _____ Print Name:

Date: _____

This approval will be revoked immediately if a change is made in the contractor/vendor performing the work or if there is a departure from the approved plans or specifications.

Any common Association property that is damaged or altered as a result of this alteration must be restored to its original condition at the conclusion of the work authorized by this approval. Restoration to the original (as built) condition also applies to Association performed work within the unit or patio (e.g., concrete restoration).

Type A – Alterations Requiring Permits from Palm Beach County

1. Replacing air conditioner (air handler and/or condenser. Replacing lines between air handler and condenser
1. Replacing hot water heater or installing tankless water heater. (Tankless heater requires analysis/approval of the sufficiency of the unit's electrical panel and power by a licensed electrician.
2. Replacing the unit's electrical panel or adding/relocating electrical wiring or fixtures. (No electrical or other fixtures may be installed on the exterior (Common) walls of the condo)
3. Adding or relocating plumbing lines (water, sewer or drain).
5. Replacing windows or interior sliding glass doors, patio rear window walls (sliding glass doors). Replacement windows and rear window walls must be high-impact-resistant glass.
6. Installing/replacing patio and window hurricane shutters. All patio shutters must be installed inside the unit's screen/frame and they must be white.
7. Adding or changing the configuration of kitchen or bath cabinets.
8. Moving, reconfiguring, or constructing interior walls.

TYPE B – Alterations Requiring Association Approval but no Permit

1. Installation/replacing condo screen doors (doors must confirm to Association approved styles)
2. Installing/replacing patio screens. (Color must be bronze/black)
3. Installing/replacing patio floor covering (must have epoxy water proofing and carpeting is not allowed.) Prior to tile installations on the balconies or other exposed surfaces, it is highly recommended that a high-quality waterproofing membrane is applied in accordance with manufacturer's recommendations and the applicable Florida Building Code. For example, Sika 200/225 polyurethane waterproofing system is a product that is often used in this application. Note, if additional tile is removed, more concrete slab is exposed. It is recommended that the slab is inspected and any deteriorated concrete and/rebar is repaired in accordance with specifications provided by the Engineer of Record and under a permit. The Engineer of Record is Hellas Engineering [2475 Mercer Ave STE 106, West Palm Beach, FL 33401](#) **Phone:** [\(561\) 469-1907](#). These regulations are in place to protect the warranties issued by the contractor during the Milestone project.
4. Installing/replacing flooring in the unit with hard surface products – wood, tile or vinyl. (Units above the first floor must have acceptable sound-proof underlayment, and sound barriers installed prior and during floor installation.
5. Patching of drywall or making other wall repairs.
6. Repainting of walls or patio floor.
7. Changing front door locks. (Association must be provided with keys or codes) or adding anything to the front door (Per FL Statute 817.113(6), an association may not refuse the request of a unit owner for the attachment on the unit owner's door of a religious object not to exceed 3 inches wide, 6 inches high, and 1.5 inches deep.)

TYPE C – Owner Renovations Not Requiring Permits or Board Approval

1. Painting or wall-papering interior walls. Painting ceilings, interior doors, door casings, baseboard, crown/trim molding.
2. Replacing bathroom wall tiles, bathtubs, shower trim kits, water valves, shower heads, shower doors and toilets.
3. Replacing kitchen cabinet doors, bathroom vanities, countertops, sinks, and faucets with no change in cabinet configuration.

4. Replacing kitchen appliances, clothes washers and dryers and garbage disposals
5. Replacing popcorn ceilings with either flat or knock down ceilings.
6. Replacing interior doors, casing, baseboard, and window/door sills.
7. Adding crown molding, chair rails, or handrails.
8. Replacing wall switches/plugs, GFI plugs, ceiling fan, smoke alarms, A/C thermostats and circuit breakers.
9. Replacing heater element(s) in hot water heater or air conditioner.
10. Installing security systems (motion sensors, intrusion detectors, water leak sensors, alarms and cameras) and other wireless hubs and devices. Security systems must be able to be remotely monitored and deactivated.
11. Installing/replacing window coverings. (Curtains, blinds, plantation shutters and other window coverings must be white or lined or "under draped" in white.)

TYPE D – Prohibited Alterations

1. Per FL Statute 718.113(3) a unit owner shall not do anything within his or her unit or on the common elements (which includes the porch) which would adversely affect the safety or soundness of the common elements or any portion of the association property or condominium property which is to be maintained by the association.

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

April 23, 2026 9:30 am

Called to order at 9:47AM by David Kaplan

Pledge of Allegiance

Board members In attendance:

President: David Kaplan

Vice President: Doreen Blatstein

Secretary:

Treasurer: Nici Mahlandt

Director: Robert Bloomberg

Director: Michael Abrams

Absent: Secretary: Judy Glatt

Property manager: Donald Kates for Seacrest Services

Quorum established

MOTION: made by David Kaplan to approve and accept the resignation of Judy Glatt with regret MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

MOTION: made by David Kaplan to fill the vacant seat on the Board and appoint Ellin Rosner as secretary. MOTION 2nd by Doreen Blatstein. Motion unanimously approved.

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

Presidents and HLI Report

President report given by David Kaplan and posted on web site

Treasurer report: posted to website

Sales and Rentals Report given by Ellen Rosner

Milestone Inspection

Milestone Status report given by Nici Mahlandt

Committee Reports

Maintenance report given by Robert Bloomberg

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

Property Manager Report given by Donald Kates

Captains Report given by Doreen Blatstein

Unfinished Business:

Building 29 captain appointed – Robyn Agate, co-captain Sandy Mehl
Communicating with Section IV—exclusions, no texting
Dryer Vent Cleaning Importance

New Business:

Realtor or Bank Information when Selling or Renting Units.
Elevator Emergencies--800-526-6115/HELP Test.
NO TRESSPASSING/NO SOLICITATION Lobby Notices.

Motion: made by Nici Mahlandt motion 2nd Michael Abrams to institute the new ARC (architectural review Committee) form. Motion passed unanimously

MOTION: made By Nici Mahlandt 2nd to adjourn at 11:20 am, seconded by Bob Bloomberg. Motion passed unanimously

Respectfully submitted by:

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