

**Huntington Lakes Section IV Condominium Assoc.
5/28/2026 Board of Directors Meeting Notice, Agenda & Zoom Invitation
Location: Huntington Lakes Clubhouse Theater & Zoom**

**Call to Order @ 9:30 am
Pledge of Allegiance.
Roll call to determine a quorum.
Reading of previous meeting minutes.
Correspondence
Treasurer's Report
Sales and Rentals
Presidents and HLI Message**

COMMITTEE REPORTS:

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

UNFINISHED BUSINESS:

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

NEW BUSINESS:

**COMCAST / XFINITY Monthly Billing for add-on services.
Enhanced payment communications through Vantaca.**

GOOD & WELFARE & GENERAL QUESTIONS

ADJOURNMENT

Next meeting 9/24/2026

**Huntington Lakes Section IV Condominium Assoc.
5/28/2026 Board of Directors Meeting Notice, Agenda & Zoom Invitation
Location: Huntington Lakes Clubhouse Theater & Zoom**

CALL TO ORDER

Meeting was called to order at 9:32 am by David Kaplan, President

ROLL CALL

Board members In attendance:

President: David Kaplan
Vice President: Doreen Blatstein
Secretary: Ellen Rosner
Treasurer: Nici Mahlandt
Director: Robert Bloomberg, on Zoom
Director: Michael Abrams

Absent:

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 4/23/2026 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 Board Meeting
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.

CORRESPONDENCE

Recommendation Letter from HL4 to Louie Kokkoris, Hellas Engineering for Chris Cancel, our Special Inspector.

HL Section IV Board of Directors
7340 Amberly Ln Apt 308 • Delray Beach, FL 33446-2942

May 20, 2026

Louie Kokkoris
Hellas Engineering, Inc.
2375 Mercer Avenue Suite 106
West Palm Beach, FL 33402

Subject: Commendation for Chris Cancel: Exceptional work on HL4 Milestone Project

Dear Louis,

I am writing to formally recognize the outstanding performance of Chris Cancel on the HL4 Milestone Repairs project.

As our Special Inspector, Chris has shown remarkable technical expertise and dedication. This project faced numerous challenges due to a lack of leadership and experience among various contractor representatives and workers. However, Chris continuously worked with the construction crew and project manager to improve their knowledge and capabilities. Because of his efforts, recent inspections are being completed without a single failure.

He also interfaces with our Building Captains and unit owners with kindness and understanding, which is crucial given the multiple unit entries required in a 55+ community. His positive attitude has significantly contributed to the project's current success after a very difficult start.

Furthermore, Chris is exceptionally accessible. He answers every phone call immediately or returns it as soon as possible. He answers every question thoroughly or connects me with the right person who can.

Chris's commitment to high standards and his proactive approach to scheduling have been tremendous assets to this project. I wanted to ensure you were aware of his exemplary work.

Please pass on my sincere appreciation to him.

Sincerely,

Nici M. Mahlandt

Nici Mahlandt
On behalf of the Entire Board of Huntington Lakes Section IV, Inc.
Chairperson, Milestone Repair Project

SALES AND RENTALS

Sales

35/101	\$137,000
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Rentals

36/206	\$ 1,800 per month (annual)
33/105	\$ 1,650 per month (annual renewal)
32/402	\$ 2,200 per month (annual renewal)
34/209	\$20,500 seasonal

4/23/2026 – 5/28/2026

PRESIDENT'S AND HLI MESSAGE

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

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

Current HLI Projects:

Road Pipe Project: Johnson Davis mobilized on May 18, 2026. A pre-construction meeting was scheduled on May 13th with LWDD, contractors, HLI Management and Board members.

The full road closure will take place in the area between Amberly Ln and Ashford Place and is estimated to last approximately 30 days, followed by partial single-lane closure phases. Traffic control signage, including road-closed-ahead and directional signs, will be in place. Left- and right-turn-only restrictions at affected intersections are being coordinated.

Construction materials will be delivered through the Hagen Ranch gate. The project manager will provide advance notice of delivery windows so the community can be informed. An overnight security guard will be assigned to the West gate during the full road closure.

The walking path in the construction zone may be temporarily inaccessible. Residents in Section 5 can access the clubhouse via the path behind Building 43 along the north side of the large lake between Sections 4 & 5, though the route is longer. The Board notes that alternate routing may add travel time, as has been the case at similar projects in surrounding communities.

Roof Replacement. The clubhouse roof project is complete. The permit has been closed, and gutters have been installed. The installation of the lightning protection system is also complete.

Woodworking Room. Removal of existing woodworking equipment is planned to begin on June 1st. The HLI Board will be looking into donating or selling the equipment, and all items will be offered as-is. The space will be reconfigured for general multi-use, modeled after the previous Craft Room setup.

Pool Patio/Tiki Hut – Usage Guidelines Finalized. The HLI Board finalized usage guidelines for the pool patio at the workshop. Key provisions include:
Clubs will be given a priority scheduling window to submit their requests for the upcoming year. After that window closes, bookings will open to the general community on a first-come, first-served basis. Conflicts between clubs requesting the same date will be resolved by lottery.

Grill use requires prior certification through Paradise Grills. A \$50 deep-cleaning fee applies whenever the cooking equipment is used. Residents are still responsible for basic post-use cleanup. Clubs and sections are exempt from the rental fee but are subject to the cleaning fee when the cooking unit is used. All events are weather permitted. If plans change or an event needs to be canceled due to weather, the office must be notified no later than noon the day prior. No schematics are required; furniture is to remain in its existing configuration.

Total capacity limits are in effect for all events. Chairs from the pool area may not be relocated for patio use.

Social Committee Upcoming Events: The Social Committee is actively working on two upcoming events: a Halloween party (in early planning stages) and a New Year's Eve celebration (currently in budget discussions with the core committee). The Board's direction for the committee's first year is to focus on four key holiday events, established, and build toward more varied programming in future seasons. Smaller, one-off events at the Tiki Hut are on the horizon for next year once the committee has found its footing.

Trophy Case: The Board has established a budget for the trophy case. Further details will be shared as the policy and display guidelines are finalized.

Community Discussion Board: The Board is exploring activating the community discussion board feature available through Buildium, the resident portal platform. This would give residents a place to connect with one another – finding a mahjong game, looking for a doctor recommendation, selling a piece of furniture, or asking a neighbor for a ride – without relying on outside social media platforms.

Access would be limited to current residents and renters through their existing portal login. This is intended as a resident-to-resident communication space; the Board and office will not use it as an official channel. Board members or staff who participate do so as individuals only.

Management is reviewing administrative controls, community guidelines, and any privacy considerations before moving forward. More information will be shared once the details are finalized.

Roaming animals: 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 screen holes unrepaired 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.

Additionally, Palm Beach County has a “Leash Law” that mandates that domestic animals must be leashed outdoors. The county code enforcing officer will vigorously enforce this statute once anyone files a complaint with them.

Emergency services:

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.

Section IV pool usage:

The Section IV pool is only for section IV residents and their invited guests. Any other people using our pool will now be classified as trespassers. The Palm Beach Sheriff will remove any trespassers if they receive a call at their non-emergency number 561-688-3400. By calling this number you may remain anonymous and your caller ID will not be recorded.

Other HL sections may have different rules for their pool usage, so please check their rules before attempting to use.

Guest Authorizations:

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

You can also install this APP on desktop or laptop computers and tablets. On the back cover of the HLI printed Telephone Directory is a complete overview of our “Gate Access Call-in System. The HLI office staff can help if you have any questions regarding guest authorizations during normal office hours.

Speeding & Stop Sign Violations:

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

Community & Area Crime Issues:

Captain Morales (PBSO commander of district 4) has 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 from COMCAST or AARP, call them or the National Elder Fraud Hotline at 833-372-8300 and relay what you have encountered. The fraud hotline is a function of the US Department of Justice.

And remember, never give anyone who calls, texts, 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 the 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.

Respectfully submitted:
David Kaplan

TREASURER'S REPORT

Treasurer's Report for April 2026.

ASSETS:

Operating Cash + Petty Cash of \$250	\$646,044.38
Valley National Bank Special Assessment	\$128,012.33
Valley National Bank Loan Advance for Milestone Repairs	\$2,107,426.73
Reserve Cash (reserve bank accounts)	\$1,382,929.00
Current Assets (Receivables and Prepaid Expenses)	\$346,040.08
TOTAL ASSETS	\$4,610,452.52

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$3,005,044.98
Special Assessment	\$219,150.04
Reserves	\$1,383,109.00
Owner Equity (retained earnings, +/- Net Income)	\$3,148.50
TOTAL: Liabilities, Reserves, Owner's Equity	\$4,610,452.52

As of 5/27/2026, 9 homeowners are delinquent in Maintenance and/or Assessment fees, one in collections for \$5500, three from a single owner of almost \$9,000. Two others are over 90 days

and going to collection for a total past due of \$19,550.61. Late fees are now charged monthly and all late units have been charged an additional \$25 and an additional \$50 Delinquent Administrative fee monthly where appropriate.

COMMITTEE REPORTS

Maintenance Report

Pool

- Pump controller awaiting part. Pool will remain open

Lighting Supplies

- Catwalk lights cannot replace light cover. Entire fixture must be replaced. One dozen ordered -\$1,050

Elevator

- Yearly inspection certificates have been delivered and are awaiting installation

Garbage Room roll-up door

- Building 35 – lower portion of door is destroyed
- 2 contractors call for estimates to replace and neither supplied a follow up document
- We continue to call vendors to get estimate

Roof mansard screens

- Roof mansard has ventilation screens
- It has been reported that birds have roosted in roof where screens are missing
- Repairing would require hiring a contractor who has a high lift at considerable expense

Tennis Court Windscreen replacement

- Vendors being solicited for estimates.

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 order:

- 1) Property manager coordinated to have tennis screen fastened
- 2) Property manager coordinated to have extensive ant removal ie pest control
- 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) for detailed pool inspection
Pristine cleaned underside of tile of dirt NOT black mold WO completed
- 5) Property manager had no parking area corner of 32 – repainted

- 6) Property manager coordinated to have extra pickle ball court leaf cleaning caused by high winds

3 requests for walkway lights new batch of lights ordered

4 requests for “not association responsibility”

Landscaping/Beautification Report

Lethal bronzing disease (LBD), formerly known as Texas Phoenix Palm Decline, is a devastating disease of palm trees. As the name suggests, lethal bronzing is fatal to about 21 palm species, many of which are common in the Palm Beach County landscape. The disease is believed to have originated in Jamaica and was first documented in Florida in 2006. A related disease, lethal yellowing, destroyed tens of thousands of beautiful coconut trees across South Florida. LBD may pose an even bigger threat. The list of palms that may be susceptible to LBD is significant — and growing — as new research expands the understanding of this terrible disease. Some of its victims are prolific in our region’s landscape and iconic to Florida. These include Florida’s state tree, the sabal palm, and

- Queen palm (*Syagrus romanzoffiana*)
- Christmas Palm (*Adonidia merrillii*)
- Queen Palm (*Syagrus romanzoffiana*)
- Coconut Palm (*Cocos nucifera*)
- Carpentaria Palm (*Carpentaria acuminata*)
- Cabbage Palm (*Sabal palmetto*) – Florida’s state tree
- Pindo Palm (*Butia capitata*)
- Chinese Fan Palm (*Livistona chinensis*)
- Bismarck Palm (*Bismarckia nobilis*)

Lethal bronzing disease is a type of phytoplasma, a bacterium that invades the plant’s phloem tissue. It is transmitted through the bite of *Haplaxius crudus*, which belongs to a group of insects known as planthoppers. This insect is nearly undetectable due to its small size, ability to camouflage, and the fact that it takes residence in the high canopies of palm trees. The phytoplasma bacteria resides in the insects’ guts and are transmitted from tree to tree through their mouth parts.

In cases of lethal bronzing, symptoms include rotting plant buds, early fruit drop, and a change in the color of the fronds. The lower leaves become a distinct red- to-bronze color, and they decline rapidly, starting at the bottom of the crown and moving toward the top spear leaf. This process takes from a couple of months to a year, depending on the species and the health of the plant at the time of infection. To date, there is no known cure and limited funding for research. We will be watching carefully, and should we see a tree that appears infected we will call for its removal immediately.

Landscape Trimming was done this month and leaves were picked up. 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.

Palm tree nut removal was done this week. There are bird nests in the trees on the south side again. When the tree contractor does the hurricane trimming in July, 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. We had to remove a tree behind Building 36 for \$2400 and another on the side of Building 29 for \$225. New sod was put in both areas. The new trees by the pool and the sod are doing well.

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 - INSERT

Rich Ellis and Mike Abrams are the HL4 representatives to OVC.

OVC
Board Meeting Agenda

May 26th, 2026, 10:00AM

Huntington Lakes

Agenda

1. Call Meeting to Order
2. Determination of Quorum
3. Approval of April 2026 Meeting Minutes
4. Financial Report April 2026
5. Manager's Report
6. Old Business
 - Discussion regarding OVC authorizing Bonaire Village to install underground PVC piping from Building 6 to the canal to facilitate rainwater runoff and help alleviate water pooling along the building foundation.
7. New Business.
8. Open Forum Q&A
9. Meeting Adjournment

OVC MEETING OF THE GOVERNORS 4/27/26

These are my notes of OVC Directors Meeting of April 27, 2026. They will not be considered minutes until approved by the Board of Governors.

The meeting took place at the Avalon Trails Clubhouse.

Bill S. introduced CPM, Complete Property Management, a landscaper, to the Board for consideration to hire them to handle that property OVC is responsible for. They have already been hired by Avalon and Bill S. stated he was very happy with their service. A presentation was made giving details of who they are and the number of communities that are currently under contract. Also fielded questions from the attendees.

This meeting was called to order at 10:09 AM by Ed Marks.

Roll call: The following governor was not in attendance: HLI Sections 3, A quorum was achieved. Jorge Toro, the property manager was also present.

Bill F. read the minutes of the March 30, 2026. A motion was made by Bill S. and seconded by Tom to accept minutes as read. Motion was passed with eleven votes and one abstention.

Treasurer's Report: (Tom Mastrobuoni)

Assets/Liabilities: \$1,079,812.96; Reserves: \$873,422.69.

Manager's Report: (Jorge Toro)

An item added at the last minute referred to Solera, GRS created an account on the roster for them. The property manager advised Jorge "the check is in the mail". Since payment wasn't received, Jorge reached out for an updated status, but Solera was non-responsive.

The lighting fixtures for the monument signs at Cumberland and Atlantic have been replaced and are now fully operational.

Irrigation Power Station: Corey of MacCloud Electrical has applied for the required permit. Once approved, he will proceed with the repair.

Landscaping Services: Schoen's performance has not improved and it is recommended that OVC seek a replacement vendor.

Sidewalk Trip Hazard: An estimate/proposal was received from Florida Sidewalk Solutions in the amount of \$2,769.39 to remove 33 trip hazards. The proposal notes that "... does not constitute the removal of every trip hazard on site." It does come with a 90 day warranty for workmanship.

Hardwood Tree Trimming: working to obtain two bids for the hardwood tree trimming within the OVC common areas. Once received, they will be submitted to the Board for review and approval.

A motion was made by Bill F. to pay Florida Sidewalk Solution \$2,769.39 to repair and remove 33 identified trip hazards on OVC common areas. Seconded by Bill S. Passed unanimously.

Ed asked Jorge if sending a legal letter to FPL would be efficacious in getting FPL to repair the street lights. Jorge said it was already sent and work tickets were reopened. It was further agreed to send a letter to Maria Sachs, as county commissioner, to ask her intervention in this matter. It was also suggested that the local news be alerted to our problem.

Old Business:

Tom: The tree is located between the walking path and a structure in Bonaire and its roots are causing the walking path to buckle. Met with Extreme Tree Trimming, an arborist, for a proposal to trim roots (about 270 degree circle) and install the root guard barrier with a proposal in the amount of \$11,900, to be evenly split with Bonaire in the amount of \$5900+ each. He will ask Extreme to resubmit the quote with half each for Bonaire and OVC and include a root maintenance program. A motion was made by Frank, to accept the offer by Bonaire to split the cost with OVC, Seconded by Bill S. The idea of moving the path from the last meeting was deemed impractical. Board voted unanimously to accept Bonaire's proposal.

New Business:

Bill S.: received from Mike a photo of an obviously damaged sign. Made the point that many of our signs are simply not legible any more. Would like to come back with a proposal that identifies all the signs that need remediation and with a vendor's proposal for the cure, including what is

OVC MEETING OF THE GOVERNORS 4/27/26

currently needed to be up to county codes. Ed mentioned that all of OVC's signs be included in any such proposal.

Ed suggested that adding Solara to the monument signs be tabled until Solara has caught up with their dues.

Bill S., at the suggestion of another board member asking about recurrent flooding, recommended that all of our underground drainage pipes be inspected for their current health and viability, with the goal to find out what needs to be repaired or replaced. Jorge said that this was done about three years ago, but three proposals would be sought so we can get current information. Bill S. will ask Gemini first.

The idea of turning South Orick over to the county was brought up. Several attempts have been made, according to Ed, over the years, but the cost to meet the county standards would be prohibitively expensive.

Ed said there are sections of the hedges that are missing on Cumberland. Need a proposal to fix this. Bill S. "knows a guy".

Bill S. introduced a new Activity Director for Avalon.

A motion to adjourn the meeting made by Frank; Bill F. seconded. Passed unanimously and the meeting was adjourned at 11:11 AM.

The next meeting is to be held Tuesday, May 26, 2026 at 10:00 at HLI.

Respectfully submitted

Bill Friedman,
Secretary, OVC

Assets
Cash - Operating

10-1020-00	Valley National Bank-Oper	\$	98,107.43
10-1021-00	Valley National Bank Operating CDAR 52 weeks		100,000.00
10-1026-00	Synovus Bank M/M		4,265.37

Total Cash - Operating **\$ 202,372.80**

Cash - Reserves

11-1030-00	Valley National Bank-Reserves	\$	148,284.73
11-1031-00	Bank United Reserve M/M 1276		128,874.44
11-1032-00	Flagstar Bank (NYCB) Reserve CD 3482		57,875.83
11-1033-00	FNBBCC Reserve M/M		225,570.05
11-1035-00	Valley National Bank Reserve ICS Sweep 8524		328,801.24

Total Cash - Reserves **\$ 887,006.29**

Accounts Receivable

12-1100-00	Accounts Receivable	\$	39,490.92
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Total Accounts Receivable **\$ 39,490.92**

Other Assets

14-1210-00	Prepaid Insurance	\$	3,010.74
14-1215-00	Prepaid Expenses		3,050.00
14-1250-00	Utility Deposits		668.84

Total Other Assets **\$ 6,749.58**

Total Assets

\$ 1,135,619.59

Liabilities & Equity
Current Liabilities

20-2010-00	Accounts Payable	\$	7,830.31
20-2012-00	Accrued Accounting Fees		2,400.00
20-2013-00	Accrued Expenses		995.00
20-2030-00	Deferred Income		52,365.88

Total Current Liabilities **\$ 63,391.19**

Reserves

25-2505-00	Reserve - Pooled	\$	626,487.28
25-2510-00	Reserve - Damage/Other		43,311.83
25-2520-00	Reserve - Paving		118,819.36
25-2530-00	Reserve - Irrigation		36,682.03
25-2540-00	Reserve - Lake Erosion		(85,816.00)
25-2560-00	Reserve - Walkways		90,000.00
25-2590-00	Reserve Interest		57,721.81

Total Reserves **\$ 887,006.29**

Operating Surplus (Deficit)

26-2610-00	Fund Balance	\$	188,191.00
	Net Income Gain / (Loss)	\$	16,031.11

Total Operating Surplus (Deficit) **\$ 185,222.11**

Total Liabilities & Equity

\$ 1,135,619.59

INCOME

Income							
3010-00 Maintenance Assessments	\$ 28,182.94	\$ 28,182.94	\$ -	\$ 104,731.76	\$ 104,731.76	\$ -	\$ 314,198.30
3030-00 Bank Interest Income-Operating	303.75	-	303.75	1,215.30	-	1,215.30	-
3090-00 Prior Years Surplus	1,804.80	1,804.80	-	6,419.20	6,419.20	-	19,257.56
Total Income	\$ 28,091.49	\$ 27,787.74	\$ 303.75	\$ 112,366.26	\$ 111,150.96	\$ 1,215.30	\$ 333,452.86
TOTAL INCOME	\$ 28,091.49	\$ 27,787.74	\$ 303.75	\$ 112,366.26	\$ 111,150.96	\$ 1,215.30	\$ 333,452.86

EXPENSE

Expenses							
5100-00 Management Contract	\$ 1,318.00	\$ 1,319.15	\$ 1.15	\$ 5,272.00	\$ 5,276.80	\$ 4.80	\$ 15,829.84
5110-00 Licenses & Permits	-	12.50	12.50	-	50.00	50.00	150.00
5120-00 Office Expense	88.72	83.33	(15.39)	276.67	333.32	56.65	1,000.00
5135-00 Year End Report / Tax Prep	160.00	160.00	-	600.00	600.00	-	1,800.00
5140-00 Legal Fees	-	416.67	416.67	412.50	1,686.66	1,254.16	5,000.00
5150-00 Insurance	334.15	1,023.75	689.60	1,266.40	4,085.00	2,828.60	12,286.02
5205-00 Electricity	1,847.83	1,916.67	(31.28)	7,850.04	7,866.66	(16.62)	23,000.00
5405-00 Lawn Maintenance Contract	3,050.00	3,050.00	-	12,200.00	12,200.00	-	36,600.00
5406-00 Landscaping Enhancement	2,700.00	416.67	(2,283.33)	4,083.00	1,686.66	(2,416.32)	5,000.00
5420-00 Pest Control	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
5435-00 Irrigation Repair	2,314.00	416.67	(1,887.33)	2,314.00	1,686.66	(647.32)	5,000.00
5445-00 Trees	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
5470-00 Pressure Cleaning	-	1,500.00	1,500.00	-	6,000.00	6,000.00	18,000.00
5605-00 Lake Maintenance	450.00	858.33	408.33	1,800.00	3,433.32	1,633.32	10,300.00
5660-00 General Repairs	-	416.67	416.67	573.50	1,686.66	1,093.16	5,000.00
5670-00 Rust Control	422.76	416.67	(6.09)	1,681.04	1,686.66	(5.62)	5,000.00
5680-00 Signs	-	125.00	125.00	-	500.00	500.00	1,500.00
Total Expense	\$ 12,785.56	\$ 13,268.74	\$ 503.18	\$ 38,339.15	\$ 53,154.96	\$ 14,815.81	\$ 159,484.86
Reserve Funding							
6005-00 Reserve - Pooled	\$ 14,499.00	\$ 14,499.00	\$ -	\$ 57,996.00	\$ 57,996.00	\$ -	\$ 173,988.00
Total Reserve Funding	\$ 14,499.00	\$ 14,499.00	\$ -	\$ 57,996.00	\$ 57,996.00	\$ 0.00	\$ 173,988.00
TOTAL EXPENSE	\$ 27,284.56	\$ 27,767.74	\$ 503.18	\$ 96,335.15	\$ 111,150.96	\$ 14,815.81	\$ 333,452.86
NET INCOME(LOSS):	\$ 866.93	\$ -	\$ 806.93	\$ 16,031.11	\$ 4.00	\$ 16,031.11	\$ 0.00

Total:					
	\$3,885.14	\$0.00	\$0.00	\$18,114.12	\$21,799.26
Total:					
	\$7,093.96	\$0.00	\$0.00	\$0.00	\$7,093.96
Total:					
	\$0,822.03	\$0.00	\$0.00	\$0.00	\$0,822.03
Total:					
	\$1,503.04	\$0.00	\$0.00	\$3,172.19	\$4,775.23
Orlando Villages Center, Inc.					
	\$18,204.81	\$0.00	\$0.00	\$21,288.31	\$39,493.12

AR Assessments

Maintenance Fee 2024	\$0.02
Maintenance Fee 2025	\$15,098.11
Maintenance Fee 2026	\$23,492.79
Total:	\$38,490.92
AR Total (Exclude Prepaid Assessments):	\$38,490.92

OVC

Manager's Report

May 26, 2026, 10:00AM

-
- Corey with McCloud Electric secured the permit earlier this month for the electrical box servicing the irrigation system, and the work was completed as of last week.
 - The installation of a tree guard for the large tree along the walking trail behind Bonaire Village is in progress and should be completed within a few weeks.
 - The payment issue involving 13th Floor / Solera was escalated after delays in receiving the check. Issue was escalated to 13th Floor management and they agreed to send the payment via FedEx directly to my office, and the check will be hand delivered to GRS Accounting for processing.
 - Florida Sidewalk Solutions is scheduled to remove a total of 33 sidewalk trip hazards under OVC oversight. The removal of these trip hazards will help improve pedestrian safety for OVC residents and mitigate potential liability risks. The total cost of this project is \$2,769.00.

Alliance Report

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

Captains' Meeting Report

Building Captains Meeting – No meeting held.

UNFINISHED BUSINESS

Milestone Status Inspection Report

Loan + Jalousie	\$2,574,063.33 (Bank Loan + payment from owners for jalousies)
Billing to Date*:	\$ 960,581.91
Balance:	\$1,613,481.44

Pay App #7 is in the works for \$101,365.58 included in the above

*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.).

Before I begin this report, I have a few comments as Chairman of this project. I have been asked why I write the way I do in emails, messages and this report. All of my messages to owners – whether individual or in blast emails – must be ready for scrutiny by an attorney so they are precise and as detailed as possible instead of conversational. They are official messages and part of the Milestone minutes. I spend almost 60 hours a week on this project and I apologize if they seem abrupt.

Secondly, please respect that we are all still learning – from the homeowner to the Board to the Contractor to the engineer. The first building took five months. The last building took 5 weeks. This project is significantly different than expected, has taken much longer than anticipated, and requires specific skillsets not originally bid – all through no fault of anyone involved. The building's deterioration of walls, siding, and structural supports have dictated the pivots in many repair areas. I am requesting your cooperation. I am asking that you stop listening to friends and neighbors and go directly to the trailer between 2:00 – 3:00 weekdays if you have questions or don't understand. And I strongly request that owners comply with requests from myself and the Board, even if they seem early or unnecessary in your opinion. We have learned what it takes to be prepared for unforeseen circumstances that stop the project cold, and are trying to anticipate the issues before they arise so work can continue as fast as possible. Sometimes we are wrong. But sometimes we are really right. Personal attacks on Board members and the construction crew such as "you are a liar, you are pocketing the money, you are on a power trip, you're taking advantage of elderly people" and threats of legal action do not help the progress of the project.

BUILDING STATUS: avg 8-12 men onsite over the last 4 weeks

BUILDING 32 – 99% 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 \$4200 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 80% have been addressed.

BUILDING 31 – 95% complete exterior, 90% 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 that were a contract between HL4 and W&T.

South Elevation:

- Scaffold is set up as needed to the end of the building.
- Stucco and painting is being applied and scaffolding moved as it is complete.

North Elevation:

- Post railing repairs complete
- Started painting on the north elevation, beginning in the east stairwell.

Post Tension Repairs

- Storage room thru depth repairs east elevation completed. PT repairs completed Saturday 5/23/2026.

BUILDING 30 – 90% complete on rear (south), 98% interior

- Windows complete on all but stacks one and two
- Post pocket and column repairs continuing on north elevation catwalks
- Post Tension repairs west end completed. Concrete repairs in storage areas will be done this week.

BUILDING 29 – 100% of initial work on Lanai complete

- Scaffold has been mobilized on the 9 and 10 stack.
- 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 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 Unknown – Engineers have marked lanais from 4-10 stacks. Balance will be done May 29.
- Building 35 Unknown
- Building 34 Unknown
- Building 33 Unknown
- 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 - completed
 - Building 35 - lanais cleared TBD
 - Building 34 - lanais cleared by TBD
 - Building 33 - lanais cleared by TBD

The mover will be scheduled the moment I get notice from W&T that Building 35 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.

WINDOW AND DOOR REPAIR:

Window and door repair for any openings marked on your unit drawing as POOR are being done now by DD Windows & Doors. The engineer will be called to inspect these repairs (and any the owner may have done on their own) when complete. Please cooperate with your building captain and leave the area clear. Your unit drawing is available on the website.

QUESTION AT MEETING: why is HL4 paying for window repairs. Please check the Milestone Contract on the website. W&T was originally contracted to do this work as part of the Milestone Project which requires all exterior openings to operate in a certain way. HL4 removed that work from W&T and sub-contracted to another company as a cost savings.

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

STORAGE UNITS: Are being protected with plastic dust walls and do not need to be emptied. You will not have access to them for up to four weeks after notification.

LANAIS and MASTER CLOSETS: Master closets and lanais for snowbirds must be emptied before you leave.

RULES FOR ALL

Most interior work is being done on Thursdays going forward. 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 Yunior, 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 29, 30 and 31

- All lanais must remain cleared until you sign your Certificate of Satisfaction from the contractor. These buildings are still 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. Yunior will be removing window coverings immediately for windows being replaced and covering them with brown paper as needed.

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, except 36 which will be up on 5/29/2026.

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.

RIGHT OF ACCESS TO UNITS FOR MILESTONE REPAIRS

Section 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

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

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.

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.

NEW BUSINESS

COMCAST/XFINITY Monthly Billing for add-on services.

Please note that your basic Comcast TV and internet services are paid by HL4, through your quarterly maintenance payment. If you are receiving a bill, it is because you have chosen to purchase additional services or DVR storage. If you do not remember doing this, please call COMCAST to have the issue explained to you.

Enhanced payment communications through Vantaca.

Seacrest is enhancing communications to residents through the Vantaca app. You will notice additional emails and capabilities on the website and through the app.

GOOD & WELFARE & GENERAL QUESTIONS

Some of the screens at the top of the staircases are damaged and may have birds roosting in them. We plan on addressing this issue when the building is painted as the cost of a boom lift is over \$5,000.

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

Meeting Adjourned 11:10 am

Huntington Lakes Section IV Board Meeting (Unapproved)

Location: Huntington Lakes Clubhouse

May 28, 2026 9:30 am

Called to order at 9:32AM by David Kaplan

Pledge of Allegiance

Board members In attendance:

President: David Kaplan

Vice President: Doreen Blatstein

Secretary: Ellen Rosner

Treasurer: Nici Mahlandt

Director: Robert Bloomberg by Zoom

Director: Michael Abrams

Absent: None

Property manager: Donald Kates for Seacrest Services

Quorum established .

MOTION: made by Nici Mahlandt to waive the reading of the April 23, 2026 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

Treasurer report: given by Nici Mahlandt

Sales and Rentals Report given by Ellen Rosner

Milestone Inspection given by Nici Mahlandt

Committee Reports

Maintenance report given by Robert Bloomberg

Landscape/Beautification Report given by Nici Mahlandt

Property Manager Report given by Donald Kates

Captains Report given by Doreen Blatstein

OVC Report given by Rich Ellis

Unfinished Business:

Communicating with Section IV—exclusions, no texting
Realtor or Bank Information when Selling or Renting Units.

Elevator Emergencies--800-526-6115/HELP Test.

NO TRESSPASSING/NO SOLICITATION Lobby Notices.

New Business:

Comcast/Xfinity billing for add-on services

Enhanced payment communications through Vantaca

MOTION: made By Nici Mahlandt 2nd to adjourn at 11:10 am, seconded by Mike Abrams. Motion passed unanimously

Respectfully submitted by:

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