

**Huntington Lakes Section IV Condominium Assoc.
7/29/2026 Interim Report**

SALES AND RENTALS

Sales

29-110	\$156,600
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Rentals

35/304	\$ 1,495 per month (annual)
30/407	\$ 2,560 per month (annual)

6/26/2026 – 7/28/2026

PRESIDENT'S AND HLI MESSAGE

7/29/2026

Dear Section IV owners and residents:

While section IV monthly board meetings were on hiatus for June, July and August, this summer report will summarize section activities. Our next regular meeting is scheduled for September 18th at the HLI clubhouse theater and monthly board meetings will then continue through May of 2027.

The North Oriole HLI replacement project of the 112 foot long and 5 foot wide concrete connecting lake pipe has been successfully installed on time and on budget. The current temporary paved roadway portion will soon be milled and final asphalt paving will be completed. During this final paving process, N. Oriole will not need to be closed, so please obey the necessary one-way lane directions.

As of July 1, we have a new security company in place, and the transition was completed without missing a beat. Several of the key security personnel from the previous security company have been retained by our new security provider. Weisser is again the new security company, but now we have a controlling say on how the various guards conduct their daily routines and relate to our residents.

The Section IV and HLI landscaping company will both be changing to the same new landscaping company within the next month. This change was made due to a failure to meet our expectations and provisions of the contract.

The various committee reports follow, and the Milestone project remains the one major event. While this project is taking longer than expected due to extensive, hidden structural defects, rest assured that our goal is to make our buildings structurally sound and safe.

Have a safe and enjoyable summer.

David Kaplan—Board president

TREASURER'S REPORT

Treasurer's Report for June 2026.

ASSETS:

Operating Cash + Petty Cash of \$250	\$224,333.43
Valley National Bank Special Assessment	\$186,019.45
Valley National Bank Loan Advance for Milestone Repairs	\$1,926,256.40
Reserve Cash (reserve bank accounts)	\$1,432,393.57
Current Assets (Receivables and Prepaid Expenses)	\$185,558.49
TOTAL ASSETS	\$3,954,561.34

LIABILITIES, RESERVES, OWNER'S EQUITY:

Current Liabilities	\$2,440,289.99
Special Assessment	\$56,148.29
Reserves	\$1,432,573.57
Owner Equity (retained earnings, +/- Net Income)	\$25,549.49
TOTAL: Liabilities, Reserves, Owner's Equity	\$3,954,561.34

As of 7/26/2026, 19 units are delinquent in Maintenance and/or Assessment fees, with a Notice of Late Assessment letter sent – and an additional 2 are in attorney collection status.

COMMITTEE REPORTS

Maintenance Report

No report.

Property Manager's Report

No report.

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.

Branch Managers will be watching for any infections in our trees. To date, there is no known cure and limited funding for research.

No new landscaping projects were undertaken in the last month. The weather is not conducive to new plantings. However, with daily watering the grass replacement behind 29 where the road project took place has survived.

Branch Managers performed our annual hurricane trimming for four working days starting July 24. When the tree contractor did the hurricane trimming in July, we asked him to remove as many branches as possible where the birds like to nest over the parking spots but they cannot damage the tree structure. All palm nuts, coconuts, and fronds touching the building were removed.

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.

Landscape damages by the contractors will be repaired on the south side after all four buildings are complete. 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. 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

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

Alliance Report

No report.

Captains' Meeting Report

No report.

UNFINISHED BUSINESS

Milestone Status Inspection Report

Loan	\$2,500,000.00
Billing to Date*:	\$ 703,492.64
Balance:	\$1,796,507.36 as of 7/30/2026 (28% used)

*Includes loan costs, legal and engineering fees, W&T Contractor Pay Apps through June, miscellaneous services or supplies billed against the Line of Credit (drywall repair, window replacement costs, window repairs, blind removal/replacement, mailings, stucco repair, electrical outlet covers, etc.).

As a reminder to owners. 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 apologize if they seem abrupt.

A continued concern expressed by some owners is that the engineer is not overseeing all the work. Please be assured that NO WORK is done on any unit or on any building without an OK from the engineer. He oversees, inspects, and approves all work performed by the contractor. The engineer directs the contractor, not the other way around. We do not pay twice for inspection services.

Secondly, please respect that we are all still learning – from the homeowner to the Board to the Contractor to the engineer. 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 7-10 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.

Punch List

- 23 punch list items were given to contractor and engineer to examine and approximately 80% have been addressed.

BUILDING 31 – 99% complete

Interiors:

- Your Certificate of Satisfaction can be picked up in the trailer once you are notified.
- All windows that were a contract between Owners and W&T except 301 and 403 are installed
- Some lanai pickets to repair

North Elevation:

- Railing post pocket repairs continuing on catwalks

South Elevation

- Expansion joint incomplete

Punch List

- Exterior punch list in hands of contractor. No interior punch list items required.

BUILDING 30 – 90% complete on rear (south), 95% interior

- Windows complete
- Railing post pocket and column repairs continuing on north elevation catwalks
- Post tension repairs complete
- Some lanai pickets to repair
- Additional scaffolding must be put on to repair slab edges on south side
- INTERIORS ARE NOT COMPLETE. Please do not replace tile until notified that your Certificate of Satisfaction can be issued.

BUILDING 29 – 100% of initial inspection work on Lanai complete

- Interior repairs have begun
- Scaffolding has been mobilized and exterior repairs have begun
- Window installations on the south elevation are complete.

- Post Tension repairs on the 10 stack will be required on August 1. These will be going through west storage units, and evacuations will be necessary for up to 4 hours. Additional post tension cable repairs for up to 12 cables may be needed.

Buildings 36 – 33

The sequence has changed. We will start with 36 and move down to 35, 34, and 33.

ESTIMATED Start dates are current unknown.

- Building 36 Unknown – Engineers have marked all lanais and the new unit sheets are on the website.
- 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 have been completed by DD Windows & Doors. The engineer will inspect these repairs (and any the owner may have done on their own) when the units are inspected. Please cooperate with your building captain and leave the area clear. Your unit drawing is available on the website.

The storage room window repairs are complete. Those windows have a special lock that can only be opened by maintenance and the building captain.

QUESTION: *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 at a significant cost savings. We also subcontracted the blind/curtain removal/re-installation, the jalousie window sill re-installation and the interior drywall repair for the same reasons.*

NEW RULES FOR SNOWBIRDS in 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. If you are in residence, you may be requested to empty your closet if work is needed on the back wall.

RULES FOR ALL

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 building captain will notify you the day before, and 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 and Building 36 on the north.

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 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.
- If you are not getting window replacements (or they are complete), you may return items to the front of the windows.

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.

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 when railing post pockets are being repaired. 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/>

ADDITIONAL REMINDERS

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.

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 Country 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.

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.

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.

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.

Staircase Screens

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.