



# Beverly Hills... News

## BEVERLY HILLS CONDOMINIUM

5300 Washington Street X-101, Hollywood, FL 33021 Office: 954-962-0121 Fax: 954-962-2194  
Email : office@beverlyhillsadmin.com www.5300mmbeverlyhills.com



### 5300 M&M EXECUTIVE BOARD 2025-2026

**President - Ritchie Levine**

**1st. V President - Michael Desiato**

**2nd. V President - Carl Hibbard**

**Treasurer - Marie Nolan**

**Secretary—Catherine Evanoff**

**Contact Phone : 954-962-0121**

## JANUARY "2026"



### IMPORTANT NUMBERS

HOLLYWOOD POLICE (EMERGENCY )	911
NON-EMERGENCY NUMBER	954-764-4357
FPL (ELECTRIC COMPANY)	954-797-5000
COMCAST CABLE	800-266-2278
AT&T	800-288-2020
SOCIAL SECURITY	800-772-1213
MEDICARE	800-638-6833
MIAMI HERALD	800-437-2535
SUN SENTINEL	954-356-4000
MEMORIAL REGIONAL SOUTH	954-966-4500
MEMORIAL REGIONAL EAST	954-987-2000
FLL INTERNATIONAL AIRPORT	954-359-1200
MIA INTERNATIONAL AIRPORT	305-876-7000
HURRICANE INFORMATION	954-931-3900
COMMERCIAL LAUNDRIES	305-592-7990
<u>SOCIAL CLUB:</u>	954-962-0121
<u>EDITOR :</u>	
TERESA GONZALEZ	954-962-0121

Welcome  
2026

## PRESIDENT'S LETTER JANUARY

Welcome back to our Owner's from the North, "Snowbird's". The weather is sunny, warm and beautiful. We have many community's social events planned. We are talking about movie, concert, Karaoke and special community events. We invite and greatly appreciated your participation. I would like to personally thank all the volunteers that help organize and helpers that make these events happen for our community. Please check the BHC newsletter and look for them on your corporation's bulletin boards for dates and times. Comcast/Xfinity WIFI has been installed at each Pool House and Gazebo. Clubhouse WIFI also has been enhanced. We continue to clean up and improve our community. Please help us keep our appearance and cleanliness of our community by cooperating with the set Rules and Regulations. The 2026 Budget has been approved, and notification has been sent to each Corporation and also posted on the BHC website and on each Corporations' bulletin boards. BHC Corporation coupon booklets have been distributed and mailed. Just a reminder the mailing address for your 5300 M&M maintenance fee is to 5300 M&M Corporation, 5300 Washington Street, X101, Hollywood, FL 33021. Now that we are at full capacity, we urgently ask for your cooperation in following BHC parking policy so your vehicle will not be ticketed or towed at your expense. Clubhouse is open Monday through Saturday, except holidays from 8:00am to 8:00pm. Please use our fitness, library or meeting room. Office hours our from 9:00am to 4:00pm. If you have an issue or problem, please contact Teresa Gonzalez, to set up a schedule meeting. We are working on new lighting for the Washington entry gate area. A decision has been made to remove all fruit trees and plants, to stop and prevent infestation, rodents, and conflict over the fruit they bare. As a reminder if you having question or concerns, please contact your corporations' officers to resolve any of your problems within your corporation. They are there to serve you.

Respectfully submitted,

*Ritchie Levine*

BHC President  
President

## CARTA DEL PRESIDENTE

### ENERO

Damos la bienvenida nuevamente a nuestros propietarios del Norte, nuestros "Snowbirds". El clima está soleado, cálido y hermoso. Tenemos muchos eventos sociales comunitarios planificados, incluyendo noches de cine, conciertos, karaoke y eventos especiales. Los invitamos y agradecemos enormemente su participación. Quiero agradecer personalmente a todos los voluntarios y colaboradores que ayudan a organizar y hacer posible estos eventos para nuestra comunidad.

Por favor, revise el boletín de BHC y los tabloneros de anuncios de su corporación para conocer fechas y horarios.

El servicio de WIFI de Comcast/Xfinity ha sido instalado en cada Casa de Piscina y en el Gazebo. El WIFI del Clubhouse también ha sido mejorado. Continuamos limpiando y mejorando nuestra comunidad. Les pedimos su cooperación para mantener la buena apariencia y limpieza de nuestro vecindario cumpliendo con las Reglas y Regulaciones establecidas.

El Presupuesto 2026 ha sido aprobado y la notificación ha sido enviada a cada Corporación, además de estar publicada en la página web de BHC y en los tabloneros de anuncios de cada Corporación. Los cupones de pago de la Corporación BHC ya fueron distribuidos y enviados por correo.

**Recordatorio:** la dirección postal para enviar su cuota de mantenimiento de 5300 M&M es:  
**5300 M&M Corporation, 5300 Washington Street, X101, Hollywood, FL 33021.**

Ahora que estamos a plena capacidad, solicitamos urgentemente su cooperación en cumplir con la política de estacionamiento de BHC para evitar que su vehículo sea multado o remolcado a su propio costo.

El Clubhouse está abierto de lunes a sábado, excepto días feriados, de 8:00 am a 8:00 pm. Lo invitamos a utilizar nuestro gimnasio, biblioteca o sala de reuniones.

El horario de oficina es de 9:00 am a 4:00 pm. Si tiene algún problema o inquietud, por favor comuníquese con Teresa Gonzalez para programar una cita.

Estamos trabajando en nueva iluminación para el área de la entrada por Washington. Se ha tomado la decisión de remover todos los árboles y plantas frutales para prevenir infestaciones, roedores y conflictos relacionados con la fruta que producen.

Como recordatorio, si tiene preguntas o inquietudes, por favor comuníquese con los oficiales de su corporación para resolver cualquier asunto dentro de su corporación. Ellos están aquí para servirle.

Respetuosamente,

***Ritchie Levine***

Presidente de BHC

**5300 M & M November 2025 meeting minutes**  
**BH Clubhouse, 7pm, November 17, 2025**

HPD Officer J. Grotenhuis spoke about the safety precautions to be taken regarding elderly scam operations. Discussion also regarding traffic noise on Washington Street and crosswalk to Zinkel Park.

**AGENDA**

Meeting opened by President R. Levine, a salute to the flag, followed by a moment of silence. Roll call was taken, 22 officers present in person and via zoom.

October 2025 meeting minutes were read by C. Evanoff, no changes needed. Motion made by I. Ortiz to accept, motion seconded and passed.

Treasurer's report was read by M. Nolan. Delinquencies total \$61,091.23.

Associations were reminded that all delinquencies must be paid by December 31, 2025.

**CLUB REPORTS:** Social club-C. Rodriguez reported on the Thanksgiving dinner to be held November 20, 2025 in the clubhouse. Bingo-M. Desaito -every Wednesday 7pm & card bingo is 1<sup>st</sup> & 3<sup>rd</sup> Thursday. LCR is every Friday at 1pm.

**COMMITTEE REPORTS:** Grounds-tree planting in progress. Newsletter, Legal, no reports.

**OLD BUSINESS:** Xfinity/Comcast contract signed-2026-2030 capital projects voted on and approved. Building "I" sewer replacement completed. Farm share event was a success approximate 250 owners received groceries. Unit owners' email addresses are still being requested.

**NEW BUSINESS:** 2026 Budget presented, vote taken, unanimously passed. Coupon books will be mailed out to owners. Satellite dishes are being removed if not in use. ESA reports are requested by 5300 office. ESA rules & regulations are available in English & Spanish.

**GOOD & WELFARE:** One officer complimented & thanked the 5300 executive board on the many improvements and hard work they are doing to improve our community.

**ADJOURNMENT:** Motion made by I. Ortiz at 7:55pm to adjourn. Motion seconded and passed.

Next general meeting December 17, 2025, 7pm in BH Clubhouse.

Submitted by C. Evanoff, Secretary

## 5300 M & M – Minutas de la reunión de noviembre 2025

### BH Clubhouse, 7:00 pm, 17 de noviembre de 2025

El Oficial J. Grotenhuis del HPD habló sobre las precauciones de seguridad relacionadas con estafas dirigidas a personas mayores. También hubo discusión sobre el ruido del tráfico en Washington Street y el cruce peatonal hacia Zinkel Park.

#### AGENDA

La reunión fue abierta por el Presidente R. Levine, con saludo a la bandera y un momento de silencio. Se tomó lista: 22 oficiales presentes en persona y por Zoom.

Las minutas de octubre 2025 fueron leídas por C. Evanoff, sin cambios. Moción para aceptar hecha por I. Ortiz, secundada y aprobada.

El informe del tesorero fue leído por M. Nolan. Las morosidades totalizan \$61,091.23.

Se recordó a las asociaciones que todas las morosidades deben pagarse antes del 31 de diciembre de 2025.

#### INFORMES DE CLUBES

- Club Social – C. Rodríguez informó sobre la cena de Acción de Gracias que se realizará el 20 de noviembre de 2025 en el clubhouse.
- Bingo – M. Desaito: todos los miércoles a las 7 pm y bingo de cartas el 1er y 3er jueves.
- LCR – Todos los viernes a la 1 pm.

#### INFORMES DE COMITÉS

- Jardines – Plantación de árboles en progreso.
- Boletín y Legal – Sin informes.

#### ASUNTOS PENDIENTES

- Contrato con Xfinity/Comcast firmado para 2026–2030.
- Reemplazo del alcantarillado del Edificio “I” completado.
- Evento de Farm Share fue un éxito: aproximadamente 250 propietarios recibieron alimentos.
- Se siguen solicitando los correos electrónicos de los propietarios.

#### ASUNTOS NUEVOS

- Presupuesto 2026 presentado; votación realizada y aprobado unánimemente.
- Los libros de cupones serán enviados por correo a los propietarios.
- Las antenas satelitales están siendo retiradas si no están en uso.
- La oficina 5300 está solicitando informes de ESA. Las reglas y regulaciones de ESA están disponibles en inglés y español.

#### BIENESTAR COMUNITARIO

Un oficial felicitó y agradeció a la junta ejecutiva de 5300 por las muchas mejoras y el arduo trabajo realizado para mejorar la comunidad.

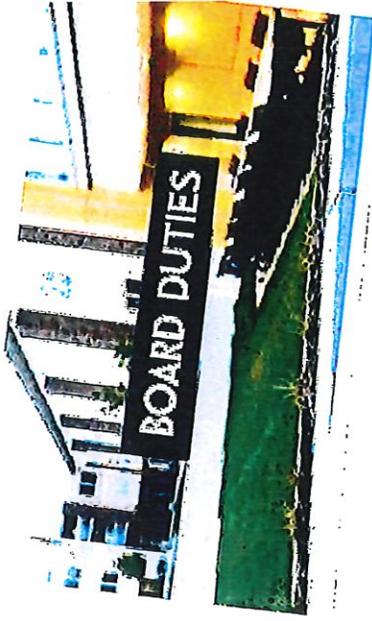
#### CLAUSURA

Moción hecha por I. Ortiz a las 7:55 pm para clausurar. Moción secundada y aprobada.

Próxima reunión general: 15 de Diciembre de 2025, 7 pm en BH Clubhouse.

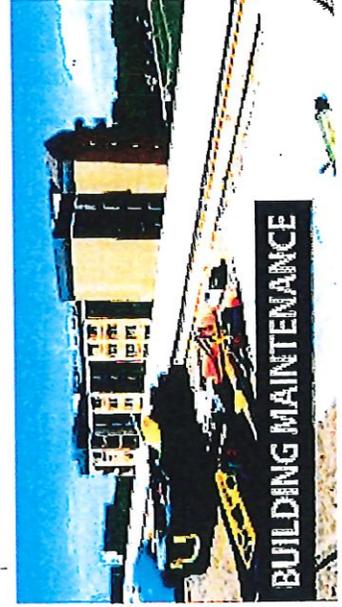
Presentado por: C. Evanoff, Secretaria

BEVERLY HILLS CORPORATION  
60 YEAR STRUCTURAL CERTIFICATION  
COMPLETION MILESTONES.



2026

CORPORATION	BLDGS.	BUILT YEAR	60 YEAR CERTIFICATION	60 YEAR INSPECTION YEAR	60 YEAR WORK COMPLETED & CERTIFICATION BY 12/31	YEARS TO START INSPECTION
CORP. #1	AB	1967	2027	2025	2026	-1
CORP. #2	D	1968	2028	2026	2027	0
CORP. #3	C	1969	2029	2027	2028	1
CORP. #4 - #5 - #6 - #7	EF-GH IJ - KL	1970	2030	2028	2029	2
CORP. #8 - #9	Q - MN	1971	2031	2029	2030	3
CORP. #10 - #11	OP - RST	1973	2033	2031	2032	5
CORP. #12	UVW	1974	2034	2032	2033	6



# BEVERLY HILLS ..... NEWS !!!!

**TO ALL OFFICERS & UNIT OWNERS @ BEVERLY HILLS CONDOMINIUMS**

**Director's Workshop Meeting**

**January 12, 2026 @ 7pm.**

**Zoom Mtg ID 848 3783 2237 Passcode: 734367**

**5300 M&M General Meeting**

**January 19, 2026 @ 7pm.**

**Zoom Mtg ID: 863 8796 0214 Passcode: 307301**

**@ The Club House**



**BEVERLY HILLS RESIDENTS CLUB HOUSE OPERATION HOURS**

**MONDAY thru WEDNESDAY**

**from 8:00 am to 8:00 pm**

**THURSDAY & FRIDAY**

**9:00 am TO 8:00 pm**

**SATURDAY 8:00 am to 8:00 pm**

**SUNDAY- CLOSED**

**TO ALL UNIT OWNERS @ BEVERLY HILLS CONDOMINIUMS**

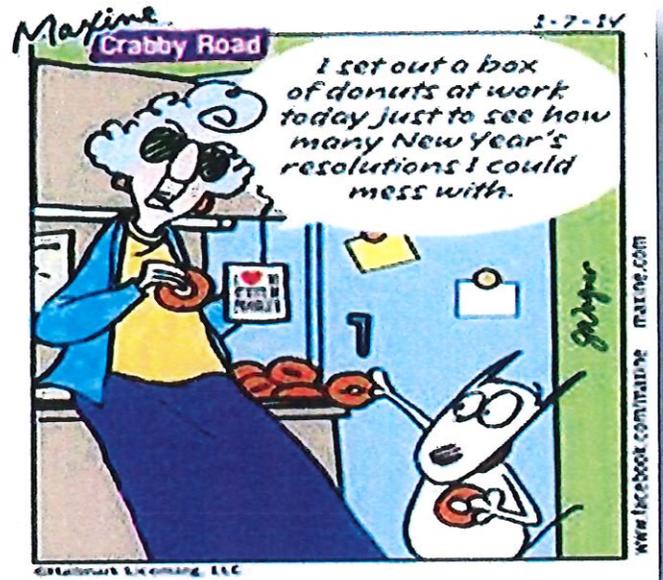
**NO WALK-INS (@ OUR OFFICE)**

**APPOINTMENT ONLY**

**FROM: 1:30 TO 3:30 PM.**



**THANK YOU FOR YOUR COOPERATION**



**B I N G O**

**BEVERLY HILLS CLUBHOUSE EVERY WEDNESDAY AT 7 PM**

**DOORS OPEN AT 6 PM**



**Beverly Hills Condominiums  
Social Club Presents**

# **DANCING WITH THE STARS**



**SATURDAY, JANUARY 17, 2026**

**7:00 PM TO 10:00 PM**

**BRING A DISH TO SHARE WITH YOUR NEIGHBOR**

# BEVERLY HILLS ..... NEWS !!!!

## **FOR SALE BY OWNER**

- I-105, 2 Bed, 2 Bath \$120K for inform call Ida 412-721-2292  
A-340 2Bed,1Bath \$145K Call 416-835-3694  
G-123 2 Bed, 1 1/2 Bath \$145K 438-396-4321  
W-313 2 Bed, 2 Bath \$190K Robert 248-808-2270  
N- 117 call Robert 438-378-3588  
U-405 2 Bed, 2 Bath, \$185K, call 416-561-7222.  
I-206, 1 Bed 1.5 Bath, call Yvette 508-498-5714  
W-415 2Bed, 2 Bath, call 386-271-3351  
L-232 1 Bed, 1 1/2 Bath, call Barrat 832-492-0207.  
E-209 2Bed, 2Bath, \$230K call 302-250-0521

## **FOR RENT BY OWNER**

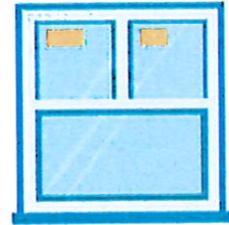
- H-136 2 Bed, 1 1/2 Bath Call 954-274-5893  
N-117 Call Robert 438-378-3588  
W-313 2bed, 2 bath call Robert 248—808-2270  
G-123 2 Bed, 1 11/2 Bath call 438-396-4321  
V-308 2 Bed, 2 Bath, 954-300-6463 or 514-581-3428.  
U-405 2 Bed, 2 Bath, call 416-561-7222  
I-206, 1 Bed 1.5 Bath, call Yvette 508-498-5714  
A-340 2Bed,1Bath \$145K Call 416-835-3694  
N- 117 call Robert 438-378-3588  
R-102 2 Bed, 2 Bath, call Sandy 858-204-4073  
V-210 2Bed, 2Bath, Call John 917-841-7806  
G-121 2 Bed, 2 Bath Call 450-370-6592  
W-115 2 Bed, 2 Bath call 786—271-3351  
M-302 Seasonal Call 954-243-5273  
W-415 2 Bed, 2 Bath call 386-271-3351

## **FRIENDLY REMINDER:**



If you have a satellite dish that is no longer in use, please contact the office and we will arrange to have it removed for you.

Additionally, when installing new windows or doors, please remind your installer to remove all labels once the installation is complete.



**WE HAVE  
A DREAM**

A stylized illustration of two hands, one light-skinned and one dark-skinned, shaking in a firm grip. The hands are surrounded by several pink hearts of various sizes, some with outlines and some solid.

# **XFINITY INFORMATION MEETING HERE IN THE CLUBHOUSE!**

**QUESTIONS ABOUT SETTING UP YOUR  
XFINITY ACCOUNT? COMCAST  
REPRESENTATIVES WILL BE HERE IN THE  
CLUBHOUSE TO ASSIST YOU WITH OUR  
COMCAST PLAN.**



**January 6<sup>th</sup> 2026 5pm to 7pm.**

**light refreshment's will be served**

**SEE YOU THERE!**

# Beverly Hills Community Welcome to Xfinity

## Bulk Internet and Cable from Xfinity FAQ

**Q: How do current unit owners activate Xfinity plan?**

A: Any unit owners that already have a Xfinity plan will automatically be switched over to the bulk rate starting October 1, 2025. (because Xfinity invoices a month in advance) if you are paying a higher data speed you will remain at that speed and only pay the upgraded price, which starts at \$10.00 per speed tier which will show up on your personal statement along with any additional services.

**Q: Can I use my existing Xfinity Modem?**

A: Yes, you will not have to change your equipment.

## New Xfinity Subscribers

**Q: How to activate Xfinity Services?**

A: Residents can call Xfinity services. (833)501-1893 to schedule a free installation until 1/31/2026. You will also be able to pick up a starter kit at the comcast/Xfinity store or have it delivered to your home.

**Q: Comcast number for the community?**

A: (833) 501-1893

**Q: Who do I contact if my equipment stops working?**

A: (833) 501-1893

**Q: What is the cost of the XUMO box (Cable box to stream channels)?**

A: Needs to be ordered, (833) 501-1893 The one time set up fee is \$15.00.

**Note:** Bulk invoices will start in January 2026 and be included in your 5300 Monthly Maintenance fees.

**Comcast/Xfinity will be on site in the clubhouse January 6<sup>th</sup>, 2026, 5pm-7pm for an informational talk to a representative directly here in the clubhouse!**

# Here's some helpful information about Xfinity Common Area WiFi.

## What is Xfinity Common Area WiFi?

Now your residents and guests can stay connected in the common areas of your property with fast complimentary WiFi. They'll love being able to stream video, catch up on the latest news or stream music on their laptops, tablets or smartphones in places like the lobby or fitness center. And since your top-of-the-line WiFi service includes 2.4 and 5 GHz bandwidth, residents and guests get fast Internet access on their devices.

## How do I let residents and guests know Xfinity WiFi is available on my property?

- Place tear pads with connection instructions in or near the hotspot area.
- Add an announcement to your newsletter or community bulletin board.

## What should I tell my residents about Xfinity Common Area WiFi?

You've got a great new building amenity to enjoy. Now you can connect to Xfinity WiFi in places like the lobby, the fitness center, the pool area and more. Access is complimentary for you and your guests, and you don't even need to ask the property manager for a password. You'll enjoy fast WiFi speeds via a service you know and trust — and don't forget that using Xfinity WiFi instead of your mobile data plan can save you money, too.

## Who can access Xfinity WiFi in the common areas of my property?

Residents and guests with a WiFi-enabled device can connect without a charge.

- Xfinity Internet subscribers with Performance tier or above and Comcast Business subscribers with Starter Internet or above simply sign in using their Comcast username and password. After the first session, their device will automatically connect in the common area locations and at other Xfinity WiFi hotspots around town. Xfinity Internet subscribers can access millions of Xfinity WiFi hotspots nationwide at no extra charge.

- Non-Xfinity subscribers or those without a qualifying service tier also have complimentary access to your Xfinity WiFi hotspots. They simply create an Xfinity account upon initial login via a quick sign-up process in order to use the service. After initial account creation and sign-in, users will be automatically logged back in during subsequent sessions. Non-subscribers will also get one complimentary Xfinity WiFi hotspot session each month in public areas outside of Common Area properties.

## How do residents and guests connect to Xfinity WiFi in the common areas of my property?

1. Enable WiFi on their wireless device.
2. Find and select "Community Xfinity" in the list of available networks, then launch browser.
3. Follow the on-screen prompts on the Xfinity WiFi sign-in page.
  - If the sign-in page is not shown, type in a different address in the Web browser, such as [www.xfinity.com](http://www.xfinity.com), to be redirected to the Xfinity WiFi sign-in page.
  - If "Community Xfinity" is not in the list of available networks, then the device may be too far away from the Xfinity WiFi hotspot.
  - If the "Community Xfinity" name is in the available networks list but the device will not connect, then the device may be too far away from the Xfinity WiFi hotspot for a quality connection.
  - If the device will not connect, turn the WiFi setting on the mobile device off and then on. Try to connect again.
  - If the device will not connect, restart the device by powering off and then on. Try to connect again.

## What do residents who are Xfinity Internet customers do if they forget their username or password?

Residents can access this information from the sign-in page, visit [xfinity.com/myaccount](http://xfinity.com/myaccount) or call 1-800-xfinity.

## Questions about your Xfinity Common Area WiFi?

Xfinity Communities properties and residents with Xfinity service, please call 1-800-xfinity.

Residents without Xfinity service, please call 1-866-489-0919.

To learn more about the Xfinity WiFi network or to find a hotspot nearby, visit [xfinity.com/wifi](http://xfinity.com/wifi).

# Welcome to Xfinity Common Area WiFi.

The installation of Xfinity WiFi for your property's common areas is now complete. Now your residents can easily enjoy Internet with blazing-fast speeds in the common areas you designated for the service.

Here's some helpful info to pass on to your residents:

- **Xfinity Common Area WiFi makes life better and easier.** With Xfinity Common Area WiFi, your residents and guests can easily connect to the Internet with their laptops, tablets, smartphones and other WiFi-enabled devices. Now they can stream video, check email or enjoy their favorite online music station in places like the fitness center, the lobby, the laundry room — wherever you designate.
- **Access is complimentary for residents and their guests in common areas.** Residents and guests can save on their wireless bills by using Xfinity WiFi instead of mobile data. Plus, new residents can begin using Xfinity WiFi right away, even before they unpack.
- **With no property-managed passwords, it's easy to connect.** Xfinity Internet subscribers simply sign in with their Xfinity email or username and password. After their first sign-in, their device automatically connects every time they're in your common area — and at Xfinity WiFi hotspots around town.



Residents and guests who are not Xfinity Internet subscribers also have complimentary access to the Xfinity WiFi in your common areas after creating a free WiFi On Demand Amenity account.

Welcome to the Xfinity WiFi network with millions of Xfinity WiFi hotspots across the nation, including your property. Enjoy!



**xfinity**  
communities

**BEVERLY HILLS ..... NEWS !!!!**



**Beverly Hills**  
**Courtesy Bus Schedule**

**MONDAY**

9:00 -- PUBLIX (SHERIDAN ST.)  
 WELLS FARGO BANK

**PICK-UP TIME**

11:00 -- PUBLIX (SHERIDAN ST.)  
 11:30 -- WELLS FARGO BANK

\*\*\*\*\*



**THURSDAY**

9:00 -- WALMART— PUBLIX  
 PUBLIX (PARK ROAD) - WALMART  
 WELLS FARGO BANK

**PICK-UP TIME**

11:00 -- WALMARTB— PUBLIX  
 PUBLIX (PARK ROAD) - WALMART

11:30 -- WELLS FARGO BANK

\*\*\*\*\*



IF YOU WANT TO REPORT PROBLEMS  
 WITH THE LAUNDRY MACHINES, YOU  
 CAN CONTACT THE VENDOR DIRECTLY

by:

- 1.) Email to: [service@ciifl.com](mailto:service@ciifl.com) or
- 2.) By Phone @ 305-592-7990

**MUST BE AT BUS STOP AT LEAST**  
**5 MINUTES PRIOR TO DEPARTURE..**  
**NO PICK UPS THROUGHOUT THE**  
**PARKING LOT.. ONLY AT THE BUS STOP!**

\*\*\*\*\*

**BUS WILL BE MAKING**  
**ONLY SCHEDULED STOPS!!!**  
**NO RESERVED SEATS**  
**BUS CHARGE \$3.00 ONE WAY \$5.00 ROUND TRIP**

\*\*\*\*\*

**No Relatives or Unauthorized People in the Bus ... ONLY BEVERLY HILLS RESIDENTS!!**

# January 2026

Sun

Mon

Tue

Wed

Thu

Fri

Sat

<p><i>I Have A Dream</i></p>  <p><i>Martin Luther King, Jr. Day</i></p>				1	2	3
				Office Closed 	Office Closed 	
4	5 Social Club Mtg. @ 7pm	6 Line Dancing 10-11:30 am Xfinity Here @ 5pm.	7 Bingo @ 7pm 	8 Card Bingo @ 1pm Corp.# 5 Mtg. @ 6:30 pm.	9	10
11	12 Workshop Mtg. @ 7pm	13 Line Dancing 10-11:30 am	14 Bingo @ 7pm 	15	16 LCR @ 1pm Annual Mtg Corp. # 3 @ 7pm.	17 Dancing With the Stars 7 to 10 pm
18	19 Gral Mtg @ 7pm OFFICE CLOSED	20 Line Dancing 10-11:30 am Corp.# 4 Mtg. @ 7pm.	21 Bingo @ 7pm 	22 Card Bingo @ 1pm Corp.# 6 Mtg. @ 7pm.	23 Annual Mtg Corp. # 1 @ 7pm.	24
25	26	27 Line Dancing 10-11:30 am	28 Bingo @ 7pm 	29 Corp.# 10 Mtg. @ 7pm.	30 LCR @ 1pm	31