Beverly Hills.... News

BEVERLY HILLS CONDOMINIUMS

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5300 M&M EXECUTIVE BOARD 2025-2026

President - Ritchie Levine

1st. V President - Catherine Evanoff

2nd. V President - Carmen Rodriguez

Treasurer - Marie Nolan

Secretary— Helen Vella

Contact Phone : 954-962-0121

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
SOCIAL CLUB:	954-962-0121
EDITOR :	
TERESA GONZALEZ	954-962-0121

OCTOBER "2026 "





BHC M&M Corp President's Message

To All Unit Owners

October 2027 Newsletter

Summer is over and many of our Unit owners will be returning. We wish all of them safe travels. See you soon, and welcome home. We have been very busy this summer at BHC with a multitude of projects. I would like to extend my thanks and appreciate to our office staff, Teresa, Shantel, Ivonne, Ilia, and Maintenance staff, Joe, Raymond and Mick, with your dedication to make BHC a better place for our Unit Owners. Carmen and Fatima, your staff of volunteers who provide all the scheduled social events that make our community a better place to socialize and have fun. Thanks to several individuals who have provided special events here at BHC. My wife Penny Levine for providing and coordinating a meeting with the Area Agency on Aging of Broward County to educate our residence what services are available and products that are FREE of charge. Ivonne Sanjurjo for providing and coordinating all our monthly birthday parties. A special thanks to are Unit residences who volunteered making again the Free Farm Food program to our community, sponsored by our State Representative Marie Woodson another great success this year, well done.

Projects: See attached sheet of 2026 maintenance projects that have been accomplished.

Committees:

· The budget committee met on September 17th to review, discuss and make changes to the 2027 proposed budget. The next and meeting will be on October 8th.

· Social committee has planned several events for the rest of the year, please check the BHC calendar. Your participation is needed to provide these special and fun events.

· 5300 Management committee will be meeting in October to review proposed new by-law amendment changes. Meeting date and time, TBD

In our complex, **IF YOU SEE SOMETHING. SAY SOMETHING**! **Do the same, call 911**. Inform your Corp Board.

Remember our Corp Board is not the Police or Security Guards. We don't want anyone to put themselves in harm's way.

Respectfully,

Ritchie Levine, President

2026 BHC PROJECTS

POOL AREAS

POOL HOUSE STRUCTURE REPAIRS
POOL HOUSE ABCD - EFGH-IJKL-MNOP POOL HOUSE GUTTERS / DOWN SPOUTS REPAIR
POOL HOUSES PAINTED
RST NEW POOL HOUSE ROOF
RST REPLACED POOL HOUSE DRYWALL CEILING
REPLACE MNOP POOL HEATER IN OCTOBER
ABCD POOL ACID BATHED
IJKL POOL ACID BATHED
CLUBHOUSE ELECTRICAL SERVICE REPAIR AND UPGRADE

CLUBHOUSE

CLUBHOUSE OFFICE RENOVATION
CLUBHOUSE RESTROOM RENOVATION
KITCHEN FLOOR REPLACED
CLUBHOUSE ALARM AND DOOR SECURITY UPGRADES
PURCHASED STORAGE SHED
PURCHASED GOLF CART
IT UPGRADES
NEW OFFICE EQUIPMENT
CLUBHOUSE ROOF REPAIRS (WILL NEED NEW ROOF)

SITE WORK

WASHINGTON ENTRY WALL INSIDE PAINTED
GARBAGE ROOM PREESURE WASH AND PAINTED
TRIMED SEVERAL BUSHES AND TREES
REMOVED TREES AND BUSHES
CLEAN ALL BUILDING BREEZWAYS WAYS
PAINTED G /H BREEZWAY
REMOVED AND PLANTED TREES
CLUBHOUSE DRAINAGE SWALES
ASPAULT RESURFACING
IRRIGATION TO SW WALL (ON GOING)
LIGHTING AROUND CLUBHOUSE
ONGOING COMMON SPACE POST LIGHTING UPGRADE
WASHINGTON ENTRY LIGHTING
NEW ROARWAY SIGNS AND DIRECTORY
FIBER INSTALLATION TO WASHINGTON AND 52ND STREET GATES FOR CAMERA / GATE CONTROLS

GATES

INSTALL FIBER/ HUBS TO GATES
WASHINGTON / 52 STREE GATE CONTROL UPGRADE
WASHINGTON / 52 STREE CAMERA CONTROL UPGRADE
GATE YEARLY MAINTENENANCE CONTRACT
LOOP DETECTION REPAIRS
GATE REPAIRS

PLUMBING

REPLACED MAIN WATER SUPPLY VALVE TO "T" BUILDING
REPLACE MAIN WATER VALVE TO BUILDING "O"
REPAIRED (6) GARBAGE ROOM DRAINS
REPAIRED SEVERAL MAIN BLOCKAGES
NEW SEWER LINE FOR "H" BUILDING
NEW SEWER LINE FOR "T" BUILDING
NEW SEWER LINE FOR "R" BUILDING

ELECTRICAL

SITE LIGHTING UNDERGROUND REPAIRS
CLIBHOUSE SERVICE REAIR AND UPGRADE
"RST" POOLHOUSE CODE VIOLATION REPAIRS.
CLUBHOUSE BATHROOM ELECTRICAL WORK
"L" BUILDING PANEL REPLACEMENT

HVAC

CLUBHOUSE BATHROOM / WORKOUT ROOM AC EXTENION

Mensaje del Presidente – BHC M&M Corporation

Para Todos los Propietarios de Unidades

Boletín de Octubre 2027

El verano ha terminado y muchos de nuestros propietarios estarán regresando. Les deseamos un buen viaje de regreso. Nos vemos pronto y bienvenidos a casa. Este verano hemos estado muy ocupados en BHC con una gran cantidad de proyectos. Quiero expresar mi agradecimiento y reconocimiento a nuestro personal de oficina: **Teresa, Shantel, Ivonne e Ilia**, y a nuestro personal de mantenimiento: **Joe, Raymond y Mick**, por su dedicación para hacer de BHC un mejor lugar para nuestros propietarios. A **Carmen y Fátima**, y a su equipo de voluntarios, gracias por proveer todos los eventos sociales programados que hacen de nuestra comunidad un lugar mejor para convivir y disfrutar.

Agradezco también a varias personas que han ofrecido eventos especiales en BHC. Mi esposa, **Penny Levine**, por coordinar una reunión con la ***Area Agency on Aging of Broward County*** **para** educar a nuestros residentes sobre los servicios y productos disponibles **gratuitamente**. A **Ivonne Sanjurjo**, por coordinar todas nuestras celebraciones mensuales de cumpleaños. Un agradecimiento especial a los residentes que nuevamente se ofrecieron como voluntarios para llevar a cabo el programa **Free Farm Food**, patrocinado por nuestra Representante Estatal **Marie Woodson**, logrando otro gran éxito este año. Excelente trabajo.

Proyectos:

Vea la hoja adjunta con los proyectos de mantenimiento del 2026 que han sido completados.

Comités

- **Comité de Presupuesto:** Se reunió el 17 de septiembre para revisar, discutir y realizar cambios al presupuesto propuesto para 2027. La próxima reunión será el **8 de octubre**.

- **Comité Social:** Ha planificado varios eventos para el resto del año. Por favor revise el calendario de BHC. Su participación es esencial para continuar ofreciendo estos eventos especiales y divertidos.

Comité de Administración 5300: Se reunirá en octubre para revisar las propuestas de nuevas enmiendas a los estatutos. Fecha y hora por confirmar.

Seguridad Comunitaria : En nuestro complejo, **SI VE ALGO, DIGA ALGO**. Haga lo mismo: llame al **911**. Informe a su Junta Corporativa. Recuerde que los miembros de la Junta **no son policías ni guardias de seguridad**. No queremos que nadie se ponga en riesgo.

Respetuosamente,

Ritchie Levine Presidente, BHC M&M Corporation

5300 M & M May 2026 General Meeting Minutes

HPD Officer Josh Grotenhuis Present: He reported he had no criminal activity in the community to report.
The meeting was opened by President R. Levine at 7:00 pm, followed by a salute to the flag and a moment of silence. Quorum was established with 19 officers present in person and in the Zoom.
April 2026 meeting minutes were read by the Secretary with corrections.
Corrections: New officers and Truist Bank Amendment. Motion made by J. Richardson to accept, motion seconded and passed.
Treasurer's report given by M. Nolan. Delinquencies total is $43,089.21. Motion made by M. Marvosh to accept as presented, motion seconded and passed.

COMMITTEE/CLUB REPORTS:
Social club Carmen Rodriguez: Mother's Day brunch was a great success, Father's Day Brunch June 16th at the Clubhouse, 2 people per household. Movie Grumpier Old Men June 14th 3-5pm, No LCR June July and August
Bingo will be every Wed at 7pm R. Kovachich will be caller.

Grounds: Replacing uneven concrete in various areas, Pool Houses being painted and Replacement Lamp posts all being done over the next few weeks. Landscaping some Bushes and Trees are being removed and being replaced with other plants. Clubhouse Bathrooms are being upgraded.
Newsletter: Last one will be June for the summer next one after that will be September. Legal: No report

NEW BUSINESS:
Owners are reminded to recycle by reading and following the instructions posted. Pool House lights in the bathrooms and changing rooms to have motion sensors so that lights are not left on. Hurricane preparedness. Common areas have all planters and chairs moved so they do not fly around and cause damage.
There is a vacancy for a staff member in the office. Bi-Lingual with computer skills, the job has been posted on Indeed. SW Wall Ext 100K for wall is reflected in contingency in Treasurers Report.

GOOD & WELFARE:
Speeding and not adhering to the speed and stop signs is an ongoing problem.
Clubhouse now has electronic opening and closing and is now open on Sundays.
Corporations who have Zoom meetings have their own Zoom links and must contact the office to schedule when the clubhouse is available for their meetings.
2nd Vice President C Rodriguez welcomed New owners in the room and encouraged them to attend events and get involved so they get to know their neighbors and community
President C Hubbard Corp 7 insurance refund questioned when the audit would be done so we know what we are getting

ADJOURNMENT: Motion made by M. Marvosh at 7.40pm to adjourn, motion seconded and passed
Next meeting: Sept 21st, 2026, 7pm, BH Clubhouse

Submitted by H. Vella Secretary

5300 M & M – Acta de la Reunión General de Mayo 2026

Oficial de HPD, Josh Grotenhuis – Presente: Informó que no hubo actividad criminal en la comunidad.
La reunión fue abierta por el Presidente **R. Levine** a las **7:00 pm**, seguida por el saludo a la bandera y un momento de silencio. Se estableció quórum con **19 oficiales presentes**, tanto en persona como por Zoom.
Las actas de la reunión de abril de 2026 fueron leídas por la Secretaria, con correcciones. **Correcciones:** Nuevos oficiales y Enmienda del Banco Truist. Se realizó una moción por **J. Richardson** para aceptar las actas con las correcciones; la moción fue secundada y aprobada.

Informe de Tesorería: Presentado por **M. Nolan**. El total de morosidades es **$43,089.21**. Moción realizada por **M. Marvosh** para aceptar el informe tal como fue presentado; moción secundada y aprobada.

INFORMES DE COMITÉS / CLUBES

Club Social – Carmen Rodríguez: El brunch del Día de las Madres fue un gran éxito. El brunch del Día del Padre será el **16 de junio** en el Clubhouse, **2 personas por unidad**. Película *Grumpier Old Men* el **14 de junio**, de 3–5 pm. No habrá LCR en junio, julio y agosto. Bingo todos los miércoles a las 7 pm; **R. Kovachich** será el caller.

Terrenos (Grounds): Reemplazo de concreto desnivelado en varias áreas. Pintura de las Casas de la Piscina. Reemplazo de postes de luz durante las próximas semanas. Paisaje: algunos arbustos y árboles están siendo removidos y reemplazados con otras plantas. Los baños del Clubhouse están siendo renovados.
Boletín (Newsletter): El último boletín del verano será el de junio; el siguiente será en septiembre.
Legal: No hay informe.

NUEVOS ASUNTOS:

- Se recuerda a los propietarios la importancia de reciclar siguiendo las instrucciones publicadas.
- Las luces de los baños y vestidores de la Casa de la Piscina tendrán sensores de movimiento para evitar que queden encendidas.
- Preparación para huracanes: todas las áreas comunes tienen macetas y sillas aseguradas para evitar daños.
- Existe una vacante para personal en la oficina. Se requiere bilingüe con habilidades de computación; el puesto está publicado en Indeed.

Muro SW – Extensión: Los $100,000 para el muro están reflejados en la contingencia del informe de Tesorería.

BUEN Y BIENESTAR (GOOD & WELFARE)

- El exceso de velocidad y no respetar las señales de alto continúa siendo un problema.
- El Clubhouse ahora tiene apertura y cierre electrónico y está abierto los domingos.
- Las corporaciones que tienen reuniones por Zoom deben usar sus propios enlaces y coordinar con la oficina la disponibilidad del Clubhouse.
- La Segunda Vicepresidenta **C. Rodríguez** dio la bienvenida a los nuevos propietarios presentes y los animó a participar en los eventos para conocer a sus vecinos y la comunidad.

El Presidente **C. Hubbard** (Corp 7) preguntó sobre el reembolso del seguro y cuándo se completará la auditoría para saber el monto correspondiente.

CLAUSURA
Moción realizada por **M. Marvosh** a las **7:40 pm** para cerrar la reunión; moción secundada y aprobada.
Próxima reunión: 21 de septiembre de 2026, 7 pm, **BH Clubhouse**

Presentado por: H. Vella, Secretaria

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

TO ALL OFFICERS & UNIT OWNERS @ BEVERLY HILLS CONDOMINIUMS

Director's Workshop Meeting

October 5, 2026 @ 6:30pm

Zoom ID 753 990 2280 Passcode: 2CpADY

5300 M&M General Meeting

October 19, 2026 @ 6:30pm.

Zoom ID 753 990 2280 Passcode: 2CpADY

@ The Club House



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

5300 M&M CORPORATION

TO ALL OWNERS @ BEVERLY HILLS CONDOMINIUMS

B U D G E T '2027"

IS COMING!

2ND. BUDGET COMMITTEE MEETING

THUR. OCTOBER 8, 2026

@ BEVERLY HILLS CLUB HOUSE @ 6.:30 PM.

ALL UNIT OWNERS ARE WELCOME TO ATTEND

5300 M&M CORP.

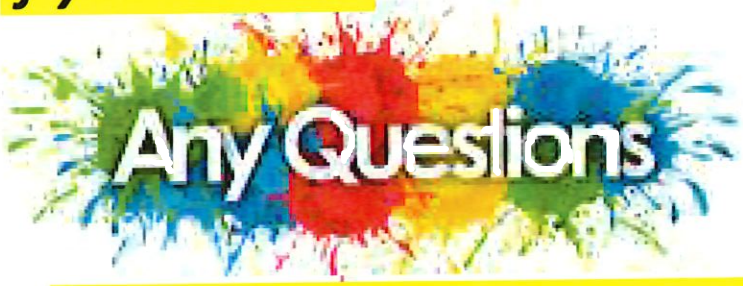


Expecting News from 5300

Something fun will happen soon!



If you have …



You must follow next month clue!

BEVERLY HILLS CONDOMINIUM
2026 EVENT SCHEDULE

YEAR	MONTH		DATE	DESCRIPTION	TIME
2026	SEPTEMBER	MONDAY	7	LABOR DAY	HOLIDAY
2026	SEPTEMBER	SATURDAY	12	ROSH HASHANA	
2026	SEPTEMBER	MONDAY	14	WORKSHOP	7PM
2026	SEPTEMBER	TUESDAY	15	AREA AGENCY ON AGING OF BROWARD COUNTY	6:30PM
2026	SEPTEMBER	SUNDAY	20	MOVIE MATINEE	3 TO 5
2026	SEPTEMBER	MONDAY	21	GENERAL MEETING	7PM
2026	SEPTEMBER	MONDAY	21	YOM KIPPUR	
2026	SEPTEMBER	TUESDAY	30	BIRTHDAYS	6 TO 9
2026	OCTOBER	SUNDAY	11	MOVIE MATINEE	3 TO 5
2026	OCTOBER	MONDAY	12	COLUMBUS DAY	HOLIDAY
2026	OCTOBER	MONDAY	5	WORKSHOP	7PM
2026	OCTOBER	MONDAY	19	GENERAL MEETING	7PM
2026	OCTOBER	TUESDAY	27	BIRTHDAYS	6 TO 9
2026	OCTOBER	SATURDAY	31	HALLOWEEN PARTY	6 TO 9
2026	NOVEMBER	SUNDAY	8	MOVIE MATINEE	3 TO 5
2026	NOVEMBER	MONDAY	9	WORKSHOP	7PM
2026	NOVEMBER	WEDNESDAY	11	VETERANS DAY	HOLIDAY
2026	NOVEMBER	MONDAY	16	GENERAL MEETING	7PM
2026	NOVEMBER	SATURDAY	21	THANKSGIVING	6 TO 9
2026	NOVEMBER	TUESDAY	24	BIRTHDAYS	6 TO 9
2026	NOVEMBER	THURSDAY	26	THANKSGIVING	HOLIDAY
2026	DECEMBER	SATURDAY	5	HANUKKH	
2026	DECEMBER	MONDAY	14	WORKSHOP	7PM
2026	DECEMBER	SATURDAY	19	HOLIDAY PARTY	6 TO 9
2026	DECEMBER	MONDAY	14	GENERAL MEETING	7PM
2026	DECEMBER	FRIDAY	25	CHRISTMAS DAY	HOLIDAY
2026	DECEMBER	TUESDAY	29	BIRTHDAYS	6 TO 9
2026	DECEMBER	FRIDAY	31	NEW YEARS EVE	HOLIDAY

The Beverly Hills Condominiums
Social Club invites you to a



Masquerade Halloween Party

Get ready for a night filled with dancing, music, and fun
Bring a dish to share with your neighbor

Saturday, October 31 6-9 pm

Beverly Hills Condominiums Clubhouse

THE BEVERLY HILLS
CONDOMINIUMS
SOCIAL CLUB
INVITES YOU TO A

Thanksgiving Potluck Dinner

SATURDAY,
NOVEMBER 21
6-9 PM

Beverly Hills Condominiums Clubhouse
Bring a dish to share

THE BEVERLY HILLS CONDOMINIUMS SOCIAL CLUB INVITES YOU TO A

Holiday PARTY



DECEMBER **19** 6-9 PM

BEVERLY HILLS CONDOMINIUMS CLUBHOUSE

Bring a dish to share with your neighbor

Let's celebrate!

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

FOR SALE BY OWNER

G-123 2 Bed, 1 1/2 Bath $145K 438-396-4321

W-313 2 Bed, 2 Bath $150K Robert 248-808-2270

L-232 1 Bed, 1 1/2 Bath, call Barrat 832-492-0207.

E-209 2Bed, 2Bath, $230K call 302-250-0521

N-318 1 Bed, 1 1/2 Bath, call Marina 305-588-3914

T-223 2Bed, 2 Bath, BO. call 954-296-1207.

W-415 2 Bed, 2 Bath, 2 Bed, $210K call 786-271-3351.

J-214 1 Bed, 1 Bath, call 305-746-9066

FOR RENT BY OWNER

G-126 1 bed, 1 bath, call 954-274-5893

S-313 2 bed, 2 Bath, call 954-274-5893

M-302 Seasonal Call 954-243-5273.

V-308 2bed, 2 Bath, call 514-581-3428

J-214 1 Bed, 1 Bath, call 305-746-9066

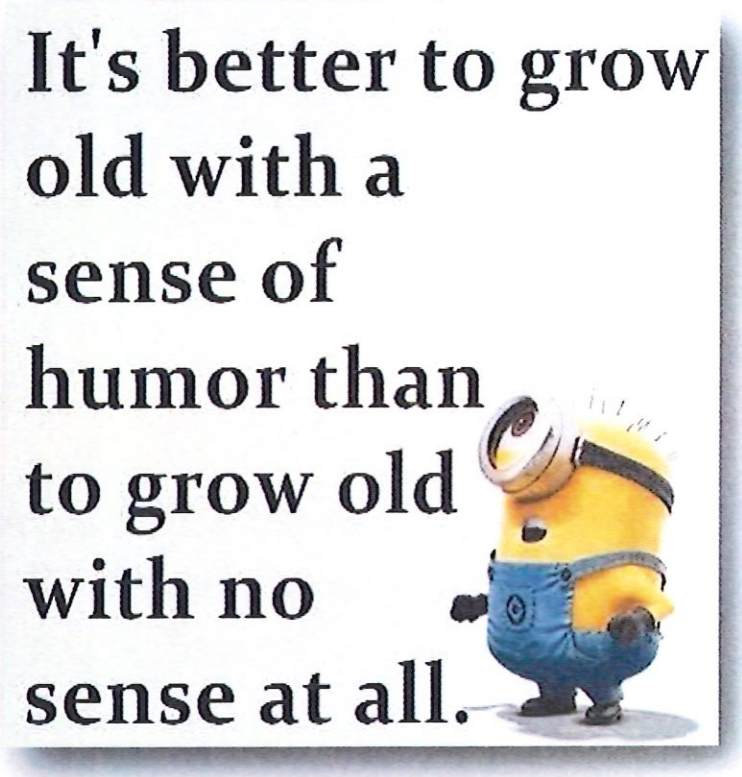


B I N G O

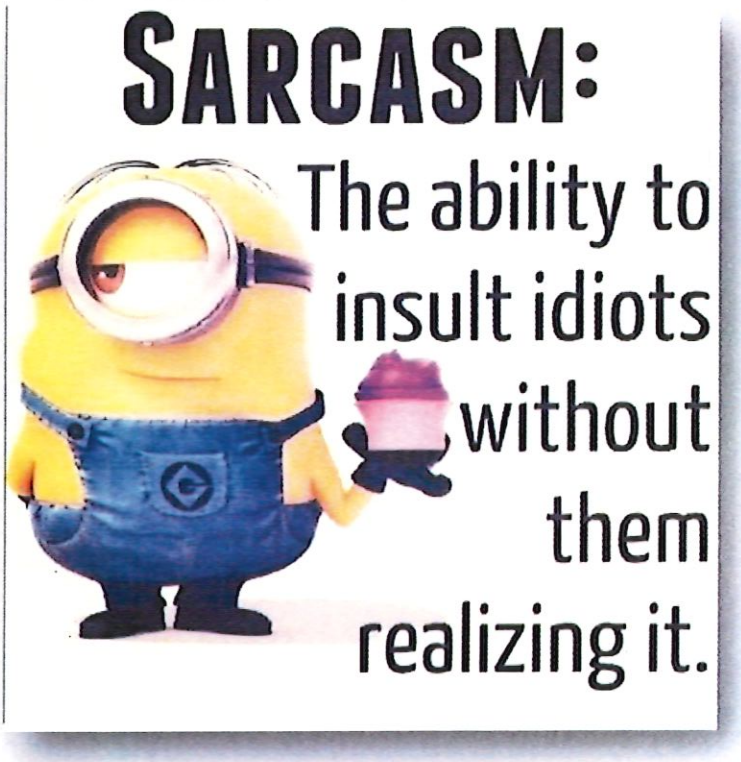
BEVERLY HILLS CLUBHOUSE
EVERY WEDNESDAY AT 7 PM

DOORS OPEN AT 6 PM









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

IF YOU WANT TO REPORT

PROBLEMS WITH THE

LAUNDRY MACHINES, YOU CAN CONTACT THE VENDOR

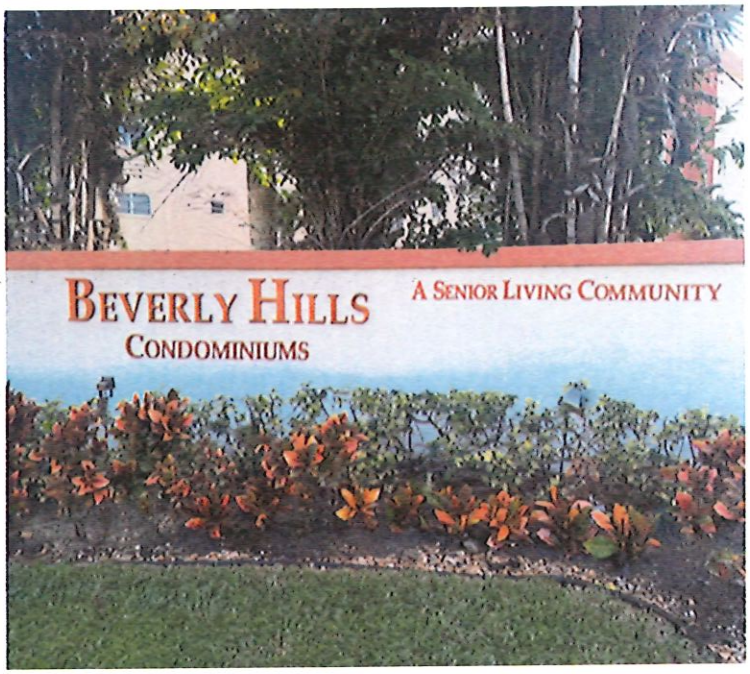
DIRECTLY by:

1.) Email to: service@ciifl.com
or

2.) By Phone @ 305-592-7990



LOOK



BE STORM READY

Entergy

MAKE A PLAN & MAKE A KIT

MAKE A PLAN: Sit down with your family and decide:

1. How you will contact each other?
2. Where will you go for safety?
3. What will you do during and after the severe weather has passed?

For a complete list, and more information on how to best be prepared visit:
fema.gov
ready.gov
redcross.org

MAKE A KIT: Here is a list of the basic supplies you'll need in an emergency

- ○ WATER
- ○ FOOD
- ○ RADIO
- ○ CELLPHONE
- ○ FLASHLIGHT
- ○ FIRST AID KIT
- ○ DOCUMENTS
- ○ MATCHES
- ○ CASH
- ○ WHISTLE



WE POWER LIFE℠

CLUBHOUSE HOURS



OPEN: 7:00AM

ABIERTO: 7: 00 am

CLOSED: 10:00PM

CERRADO : 10:00 pm

MONDAY – SUNDAY

LUNES A DOMINGO

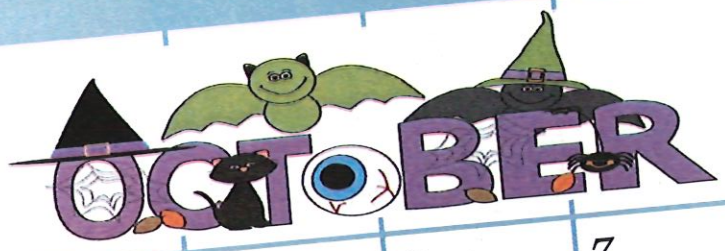
NOTE: THE DOORS and SECURITY SYSTEM WILL SET AUTOMATICLY

NOTA: LAS PUERTAS Y EL SISTEMA DE SEGURIDAD SE ACTIVARÁN AUTOMÁTICAMENTE

ONLY ON WEDNESDAYS THE DOORS CLOSES AT 7:00 pm.

SOLO LOS MIERCOLES LAS PUERTAS CIERRAN A LAS 7pm.

October 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Workshop Mtg. 6:30pm	6	7 Bingo @ 7pm	8 2nd. Budget Mtg. 7pm	9 LCR @ 1pm	10
11 Movie Day! 3 to 5pm.	12 Office Closed	13	14 Bingo @ 7pm	15	16	17
18	19 General Mtg. @ 6:30 pm	20	21 Bingo @ 7pm	22 Corp.# 10 Mtg. @ 7pm	23 LCR @ 1pm	24
25	26	27 Birthday' Party 6-9pm	28 Bingo @ 7pm	29 Corp.# 4 Mtg. @ 7pm	30	31 Halloween Party 6 to 9 pm



