



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

FEBRUARY "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



PRESIDENT'S LETTER FEBRUARY

I hope this message finds you well and enjoying your time here at BHC. As your President, I want to update you on several important matters and share a few reminders that keep our community running smoothly.

Community updates:

Asphalt Resurfacing project is ongoing and schedule for starting May 1st. to the middle of June. During that period of time the Community will not have any reserved parking spaces. During that time Unit Owners and Renters will have to park where you can and not in the barricaded work areas. 5300 M&M Corp. will be communicating and posting work schedules where you can temporarily park. If you are leaving your vehicle here during that time frame, please leave a key at the Clubhouse office in case your vehicle needs to get moved.

Pool House Structural Repairs have been marked out at each Pool house. Work will get started in the next few months. 5300 M&M Corp. is working with the contractor on a schedule and will communicate to each Corporation that will be affected. Please have patients while the work is in progress.

Electrical Repairs and Upgrades: The Washington entry guard houses have been retrofitted with new LED fixtures. Common area post lights are being retrofitted to new LED light fixtures. Common space receptacles are being upgraded to GFCI with weatherproof service covers to meet current inspection requirements.

5300 M&M Corporation: (additional work to help our corporations)

We have taken on the responsibility with your maintenance crew, Joe, Raymond and Mick to start power washing and painting each Units garbage room floor. New drain covers will be installed as necessary. Any Corporation that would like to have 5300 M&M Corp paint their Entry ways, please have an Officer contact the Clubhouse office to schedule a work report.

Teresa Gonzalez (Office Manager) has started to provide administrated help to several Corporations for Buyers and Renters. Please any Corporation that would like this service provided to them, please contact Teresa for all details.

Respectfully submitted,

Ritchie Levine
BHC President

5300 M&M DECEMBER 2025 MEETING MINUTES

HPD officer J. Grotenhuis Grotenhuis stated there was no criminal activity reports from BH community. Officer Grotenhuis also warned us about various telephone scams targeting seniors and warned us to be careful. Officer Grotenhuis was asked how to handle a unit owner refusing to answer the door or allow entrance into their unit for repairs or to check on building issues.

AGENDA

Meeting opened by President R. Levine, salute to the flag, followed by roll call. 22 officers present, in person and via zoom, quorum established.

November 2025 general meeting minutes were read, motion made by I. Ortiz to accept, motion seconded and passed.

Treasurer's and delinquency report given by M. Nolan. Delinquencies total \$54,917.37. Motion made by M. Marvosh to approve as presented, motion seconded and passed. Ms. Nolan reminded all association officers that any outstanding delinquencies must be paid in full to 5300 by the 18th of December and no later than the 8th of January.

Club reports: Social Club-C. Rodriguez reported on the Christmas Party to be held December 20th in the clubhouse and invited all owners. Bingo is every Wed night at 7pm and Card Bingo is on the 3rd Thursday of the month, due to the holidays, no bingo this week or next week. Bingo will resume January 6, 2026. LCR game is every Friday at 1pm.

Committee Reports: Contracts: C. Rodriguez, Grounds-M. Desiato, Newsletter, Legal & insurance, no reports

Old Business:

Coupon books have been distributed and mailed.
Request for written response from attorney on pavement project vote requirements

New Business:

2026 elections to be held February 3rd, nominations will take place from the floor at the January 2026 meeting. Open positions, President, 2nd VP & Treasurer.

Discussion regarding EV stations, pickle ball court

Good & Welfare: discussion about speeding inside the community, owner reminding us to be kinder to each other, cooperate with your bldg. officers and help your neighbor when possible.

Adjournment: Motion made at 8:03pm by C. Evanoff to adjourn. Motion seconded and passed

Next meeting: January 19th, 2026, 7pm, BH clubhouse Submitted C. Evanoff, Secretary

5300 M&M – MINUTAS DE LA REUNIÓN GENERAL

Diciembre 2025

Informe del HPD El oficial J. Grotenhuis informó que no hubo reportes de actividad criminal en la comunidad de BH.

El oficial también advirtió sobre varias estafas telefónicas dirigidas a personas mayores e instó a todos a tener precaución. Se le consultó cómo proceder cuando un propietario se niega a abrir la puerta o permitir la entrada a su unidad para reparaciones o para verificar asuntos relacionados con el edificio.

AGENDA

1. Apertura de la Reunión

La reunión fue abierta por el Presidente R. Levine, seguida del saludo a la bandera y el pase de lista.

Se confirmó quórum con 22 oficiales presentes, tanto en persona como por Zoom.

2. Aprobación de Minutas Anteriores

Se leyeron las minutas de la reunión general de noviembre 2025.

Moción presentada por I. Ortiz para aprobarlas; la moción fue secundada y aprobada.

3. Informe de Tesorería y Morosidad

Informe presentado por M. Nolan.

El total de morosidades asciende a \$54,917.37.

Moción presentada por M. Marvosh para aprobar el informe tal como fue presentado; moción secundada y aprobada.

La Sra. Nolan recordó a todos los oficiales que cualquier morosidad pendiente debe ser pagada en su totalidad a 5300 antes del 18 de diciembre y no más tarde del 8 de enero.

4. Informes de Clubes

Club Social – C. Rodríguez: Fiesta de Navidad programada para el 20 de diciembre en el clubhouse; todos los propietarios están invitados. Bingo: todos los miércoles a las 7:00 pm. Card Bingo: tercer jueves del mes. Debido a los días festivos, no habrá bingo esta semana ni la próxima. Las actividades se reanudarán el 6 de enero de 2026. • LCR: todos los viernes a la 1:00 pm.

5. Informes de Comités: Contratos: C. Rodríguez, Áreas Verdes: M. Desiato, Boletín, Legal y Seguros: sin informes No reports.

6. Asuntos Pendientes: Los cupones de pago han sido distribuidos y enviados por correo. Solicitud de respuesta escrita del abogado sobre los requisitos de votación para el proyecto de pavimentación.

7. Asuntos Nuevos: Las elecciones 2026 se llevarán a cabo el 4 de febrero. Las nominaciones se realizarán desde el piso durante la reunión de enero 2026. Puestos abiertos: Presidente, Segundo Vicepresidente y Tesorero. Discusión sobre estaciones de carga para vehículos eléctricos (EV) y una cancha de pickleball.

8. Bienestar General (Good & Welfare) : Discusión sobre exceso de velocidad dentro de la comunidad.

Un propietario recordó la importancia de ser más amables entre nosotros, cooperar con los oficiales de edificio y ayudar a los vecinos cuando sea posible.

9. Clausura: Moción presentada por C. Evanoff para levantar la sesión a las 8:03 pm.

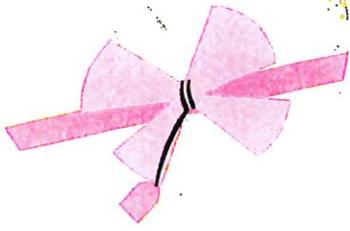
La moción fue secundada y aprobada. Próxima Reunión

19 de enero de 2026 – 7:00 pm – Clubhouse de BH

Presentado por: C. Evanoff, Secretaria

BEVERLY HILLS CONDOMINIUM THE SOCIAL EVENTS FOR 2026

MONTH	DAY	DATE	EVENT	TIME	
JANUARY	SATURDAY	17	DANCING WITH THE STARS	6pm-10pm	S.C.
FEBRUARY	SUNDAY	1	OUTDOOR MIXER	11am - 2pm	B.H.C.
FEBRUARY	SATURDAY	14	VALENTINE CELEBRATION	6pm - 9pm	S.C.
MARCH	SUNDAY	8	MOVIE MATINEE	3pm - 5pm	B.H.C.
MARCH	TUESDAY	10	FOOD TRUCKS	6pm - 9pm	S.C.
APRIL	SUNDAY	12	MOVIE MATINEE	3pm - 5pm	B.H.C.
APRIL	SATURDAY	18	BINGO AND GAME NIGHT	6pm - 9pm	S.C.
MAY	SUNDAY	3	MOVIE MATINEE	3pm - 5pm	B.H.C.
MAY	SATURDAY	9	MOTHER'S DAY BRUNCH	11am - 3pm	S.C.
JUNE	SUNDAY	14	MOVIE MATINEE	3pm - 5pm	B.H.C.
JUNE	SATURDAY	20	FATHER'S DAY BBQ	1pm - 4pm	S.C.
JULY	SATURDAY	11	SUMMER CELEBRATION	4pm - 7pm	S.C.
JULY	SUNDAY	19	MOVIE MATINEE	3pm - 5pm	B.H.C.
AUGUST	SUNDAY	9	MOVIE MATINEE	3pm - 5pm	B.H.C.
AUGUST	SATURDAY	15	GARAGE SALE	8am - 12 noon	S.C.
SEPTEMBER	SATURDAY	12	KARAOKE	6pm - 9pm	S.C.
SEPTEMBER	SUNDAY	20	MOVIE MATINEE	3pm - 5pm	B.H.C.
OCTOBER	SUNDAY	11	MOVIE MATINEE	3pm - 5pm	B.H.C.
OCTOBER	SATURDAY	17	SCAVENGER HUNT	2pm - 5pm	B.H.C.
OCTOBER	SATURDAY	31	MASQUERADE PARTY / HALLOWEEN	6pm - 9pm	S.C.
NOVEMBER	SUNDAY	8	MOVIE MATINEE	3pm - 5pm	B.H.C.
NOVEMBER	SATURDAY	21	THANKSGIVING POT LUCK DINNER	6pm - 9pm	S.C.
DECEMBER	SATURDAY	19	HOLIDAY CELEBRATION	6pm - 9pm	S.C.

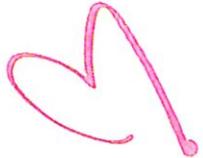


PLEASE JOIN THE BEVERLY HILLS
CONDOMINIUMS SOCIAL CLUB
FOR A



*Valentine
Celebration*

**SATURDAY, FEBRUARY 14, 2026
6:00 – 9:00 PM**



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

PLEASE SIGN IN **BY FEBRUARY 11, 2026**

THE SIGN-IN SHEET IS AVAILABLE AT THE OFFICE.



BEVERLY HILLS NEWS !!!!

TO ALL OFFICERS & UNIT OWNERS @ BEVERLY HILLS CONDOMINIUMS

5300 ELECTIONS MEEING

February 4, 2026 @ 7 pm

Zoom Mtg. ID825 8619 3770 Passcode: 761206

Director's Workshop Meeting

February 9, 2026 @ 7pm.

Zoom Mtg ID 872 9427 1094 Passcode: 086462

5300 M&M General Meeting

February 23, 2026 @ 7pm.

Zoom Mtg ID: 810 9961 9185 Passcode: 914932

@ 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 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 Marian 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

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

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

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

LINE DANCING CLASSES

BY: JOHANNE

**WHEN: EVERY TUESDAY IN
THE CLUBHOUSE.**

TIME: 10:00 to 11:30 AM

**It's a great occasion to have Fun, meet
new Friends, do Exercise and use your
memories**



Listening to wife is like reading
the terms & conditions of website.
you understand nothing, still you
say...

"I Agree"....!



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



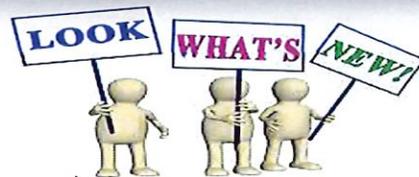
THURSDAY

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 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!!

February 2026

Sun Mon Tue Wed Thu Fri Sat

1 OUTDOR MIXER @ The Club House 11 to 2pm	2	3 <i>Line Dancing</i> 10 to 11:30am Corp. # 9 Mtg @ 7pm	4 5300 M&M Elections @ 7pm	5 <i>Card Bingo</i> @ 1 pm	6	7
8	9 <i>Board of Directors Meeting</i> @ 7pm	10 <i>Line Dancing</i> 10 to 11:30am	11 <i>Bingo @ 7pm</i> 	12	13 <i>LCR @1pm</i>	14 Valentine Celebration 6 to 9 pm <i>sign in sheet @ the office</i>
15	16 President's Day Office Closed	17 <i>Line Dancing</i> 10 to 11:30am	18 <i>Bingo @ 7pm</i> 	19 <i>Card Bingo</i> @ 1 pm	20	21
22	23 <i>General Meeting</i> @ 7pm	24 <i>Line Dancing</i> 10 to 11:30am	25 <i>Bingo @ 7pm</i> 	26	27 <i>LCR @1pm</i>	28