

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF BROWARD

I, Michael Kaplanidis, Treasurer of the JCCHA, Inc. Board of Directors, on January 23rd, 2026, personally deposited copies of the aforesaid in a post-office in the City of Davie, State of Florida, prepaid postage.

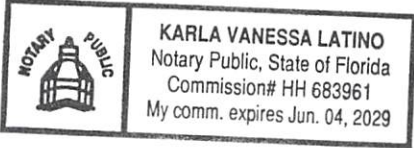
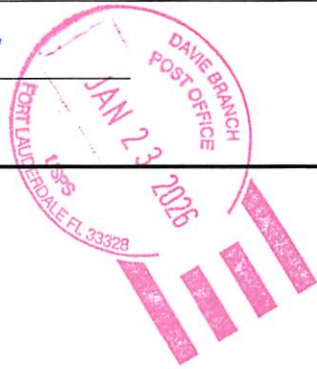
Each copy of the notice was in a securely sealed and stamped envelope. One copy was addressed to each person whose name appears on the list received and to respective addresses as shown on the attached list.

Michael Kaplanidis, Treasurer JCCHA, Inc.

State of Florida County of Broward
The foregoing instrument was acknowledged before me via Physical Presence
OR Online Notarizations this 23rd day of January, 20 26.

By Michael Kaplanidis
Personally known OR produced identification
Type of Identification produced FL Driver License

Karla Vanessa Latino
Notary Name here, Notary Public
My Commission Expires June 4th 2029





Fee for Certificate		Use Current Price List (Notice 123)	Postage: \$ or (uncanceled) amount of total fee
Up to 1,000 pieces (1 certificate for total number)			
For each additional 1,000 pieces, or fraction thereof			
Duplicate Copy <input type="checkbox"/>		Acceptance affixed (by _____)	If payment paid by <i>Postal/C</i>
Number of Identical Weight Pieces	Class of Mail 1		
Total Number of Pounds	Total Postage Paid for Mailpieces 155	Fee Paid	
Mailed For	Mailed By		

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

PS Form 3606-D, December 2024, PSN 7530-17-000-5548



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U.S. POSTAGE PAID
DAVIE, FL
33328
JAN 23, 26
AMOUNT
\$13.50
S2324Y500213-02



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U.S. POSTAGE PAID
DAVIE, FL
33328
JAN 23, 26
AMOUNT
\$13.50
S2324Y500213-02



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JAN 23, 26
AMOUNT
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U.S. POSTAGE PAID
DAVIE, FL
33328
JAN 23, 26
AMOUNT
\$13.50
S2324Y500213-02



SPS eReceipt

message

NotReply@ereceipt.usps.gov <DoNotReply@ereceipt.usps.gov>
mk@waterstreettax.com



DAVIE
3850 S UNIVERSITY DR
DAVIE, FL 33328-9998
www.usps.com

01/23/2026 01:02 PM

Product	Qty	Unit Price	Price
CTOM - Bulk - Domestic	49		\$13.50
CTOM - Bulk - Domestic	49		\$13.50
CTOM - Bulk - Domestic	49		\$13.50
CTOM - Bulk - Domestic	8		\$13.50

Grand Total: \$54.00

Credit Card Remit \$54.00
Card Name: VISA
Account #: XXXXXXXXXXXX7207
Approval #: 89844D
Transaction #: 122
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

TO REPORT AN ISSUE
Visit <https://email.usps.com>

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at <https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)

Agents do not have any additional information other than what is provided on USPS.com.

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Go to: <https://postalexperience.com/pos?mt=9>
or call 1 800 410 7420

2800 Investment Group LLC 083
5210 S University Dr Ste 102B
Davie FL 33328

Eric D Arenas
411 W Lake Dasha Dr
Plantation, FL 33324

Enock Bonheur
420 W LAKE DASHA DRIVE
PLANTATION FL 33324

David Abed 094
8581 N Lake Dasha Dr
Plantation, FL 33324

Jeffrey & Stella Ashen
9001 S. Lake Dasha Dr.
Plantation FL 33324

James & Lillian Brako
601 Lake Dasha Circle
Plantation, FL 33324

Angelo & Toni Acocella 052
521 S Lake Dasha Drive
Plantation, FL 33324

Ernest & Brenda Bannister
8501 Gatehouse Road
Plantation, FL 33324

James T Brooks Jr.
8850 S Lake Dasha Dr
Plantation, FL 33324

William H & Jan L Adams Family Trust
8601 N Lake Dasha Dr
Plantation, FL 33324

Lorraine S Barkett Rev Tr
561 S Lake Dasha Dr
Plantation, FL 33324

Cindy Bunin
9001 N. Lake Dasha Dr.
Plantation FL 33324

Golan Adony
8712 Mahogany Ave.
Plantation, FL 33324

Graham E. Barnes
8902 Mahogany Terrace
Plantation FL 33324

Christopher & Daniela Burgio
8721 Lake Dasha Terrace
Plantation FL 33324

Nevena Caplar & Nazim Serkan Akcan
441 W Lake Dasha Drive
Plantation, FL 33324

Geovanny Barzola & Alba Nubia Alema
8714 Mahogany Ave.
Plantation FL 33324

Paul Caillaud & Bruce Korson
581 Lake Dasha Circle
Planation, FL 33324

Craig & Suzanne Albert
561 Lake Dasha Circle
Plantation, FL 33324

Renata Bergman
410 W Lake Dasha Dr
Plantation, FL 33324

James & Kimberly Carreira
8731 Lake Dasha Terrace
Plantation FL 33324

Alexey Chukichev & Volha Smantsar
640 E Lake Dasha Dr
Plantation, FL 33324

Benjamin & Sofia Blackmore
510 W Lake Dasha Dr
Plantation, FL 33324

Sonia Ceballos
512 Jacaranda Way
Plantation, FL 33324

Michael & Krisann Ambrose
8830 S. Lake Dasha Dr.
Plantation FL 33324

Katie Boncyk & Joseph Truglio
8531 Mahogany Lane
Plantation, FL 33324

Michele Druckman Chandler
580 S Lake Dasha Dr
Plantation, FL 33324

Alexandra H. Anagnostis-Irons
8710 Mahogany Ave.
Plantation FL 33324

Kristin Bongiovanni & Thomas Davies 1
8560 N Lake Dasha Dr
Plantation, FL 33324

Lachmee & Francis Chin
8761 N Lake Dasha Dr.
Plantation FL 33324



Thomas & Sandra Cimaglia
8721 N. Lake Dasha Drive
Plantation, FL 33324

Maurice Davis & Chaniqua Kiffin
8910 S Lake Dasha Dr
Plantation FL 33324

Joseph & Daniela Friedman
8741 Lake Dasha Terrace
Plantation FL 33324

M. Claverol and J. Powell
501 S Lake Dasha Dr
Plantation, FL 33324

Brian Ditman & Jacquelyn M Spier
8471 Gatehouse Rd
Plantation, FL 33324

Paul G Gebrian
450 W Lake Dasha Dr
Plantation, FL 33324

Ralph W & Sandra Clobridge
8640 N Lake Dasha Drive
Plantation, FL 33324

Jeffery & Elizabeth Duecker
9020 S. Lake Dasha Dr.
Plantation FL 33324

Charles & Josephine Gilbert
9000 N. Lake Dasha Dr.
Plantation FL 33324

Darrin Cohen & Jill Siegel
8591 Gatehouse Road
Plantation, FL 33324

Ron Duncan
8541 N Lake Dasha Drive
Plantation, FL 33324

Michael & Rebecca Gimbel
431 W Lake Dasha Dr
Plantation, FL 33324

Alan & Lauren Cohn
8800 N. Lake Dasha Dr.
Plantation FL 33324

E. Lee Creations LLC
1931 NW 35th Terrace
Cocunut Creek, FL 33066

Luce Girault
8931 S. Lake Dasha Dr.
Plantation FL 33324

Melissa Combest
651 Lake Dasha Lane
Plantation, FL 33324

Michael Ehrlich & Maritza Pensado
8741 Gatehouse Road
Plantation FL 33324

Larry Gold & Nancy Rhodes
8904 Mahogany Terrace
Plantation FL 33324

George & Nancy Coren
920 Jacaranda Court
Plantation FL 33324

Darleen Fenster
9041 N. Lake Dasha Dr.
Plantation FL 33324

Rena Goldstein
601 E Lake Dasha Dr
Plantation, FL 33324

Robert & Jacqueline Cross
8961 N. Lake Dasha Dr.
Plantation FL 33324

Aurelio & Patricia Fernandez
8540 N Lake Dasha Dr
Plantation, FL 33324

Norman Greenberg
650 Lake Dasha Circle
Plantation, FL 33324

Stephen Danner
8551 Gatehouse Road
Plantation, FL 33324

Bradley CS Forbes
640 Lake Dasha Circle
Plantation, FL 33324

Dagmara L Guerrero & Francisco Moussi
8500 N Lake Dasha Dr
Plantation, FL 33324

Jesse Davis & Linda Gonzalez
351 Mahogany Ter
Plantation, FL 33324-3025

Orrett & Stephanie Francis
391 W Lake Dasha Dr
Plantation, FL 33324

Richard Gurian & Melanie Simon
507 Jacaranda Way
Plantation, FL 33324



M. A. & Myra Halle
13205 Sharswood Cir
Orlando FL 32828

Philip & Veronica Jaffe
660 Lake Dasha Circle
Plantation, FL 33324

Michael & Sarah Knowles
620 Lake Dasha Circle
Plantation, FL 33324

Eric & Claudette Hammond
8900 N. Lake Dasha Dr.
Plantation FL 33324

Lynda Jean
621 Lake Dasha Cir
Plantation, FL 33324

Sonja Koppenwallner
8880 N. Lake Dasha Dr.
Plantation FL 33324

Robert & Catharina Hardy
8760 N Lake Dasha Dr.
Plantation FL 33324

Tanzer & Linda Kalayci
8921 N. Lake Dasha Dr.
Plantation FL 33324

Matthew & Lauren Kramer
591 E Lake Dasha Drive
Plantation, FL 33324

Patrick Hart
501 Jacaranda Way
Plantation, FL 33324

Tim Kalayci & Sandra Diaz Kalayci
8741 N. Lake Dasha Dr.
Plantation FL 33324

Jorge & Ophelia Lago
8621 N Lake Dasha Dr
Plantation, FL 33324-3156

Samer Hasan & Diana M Cifuentes-Kirs
500 Jacaranda Terrace
Plantation, FL 33324

Michael Kaplanidis
8706 Mahogany Ave.
Plantation FL 33324

Gary & Rana Lemberger
8840 S. Lake Dasha Dr.
Plantation FL 33324

Omar E. Hernandez &
Glenny D. Salas
610 Lake Dasha Circle
Planation, FL 33324

Anita Kellerman
8901 N. Lake Dasha Dr.
Plantation FL 33324

Craig & Monica Leonard
541 S Lake Dasha Dr
Plantation, FL 33324-3155

Herbert & Dana Herriman
8840 N. Lake Dasha Dr.
Plantation FL 33324

Meggan & Kristofer Kibler
8781 N. Lake Dasha Dr.
Plantation FL 33324

Michael Lesser & Raymond J. Balsys
8940 S Lake Dasha Drive
Plantation, FL 33324

Spencer J Humbles
600 E Lake Dasha Dr
Plantation, FL 33324

Davie & Angela Kirchenbaum
670 E Lake Dasha Dr
Plantation, FL 33324

Judith Levine
650 Lake Dasha Lane
Plantation, FL 33324

June Ide
8941 N. Lake Dasha Dr.
Plantation FL 33324

Jonathan Torjman & Alexis Knapp
8710 Lake Dasha Terrace
Plantation FL 33324

Lawrence & Ivy Levine
8841 S. Lake Dasha Dr.
Plantation FL 33324

Andrew & Cheryl Jacobs
8820 S. Lake Dasha Dr.
Plantation FL 33324

Kevin & Marc Knezevic-Maragh
8671 Gatehouse Road
Plantation, FL 33324

Wai Kan Lo & Xiu Fang Li
511 Jacaranda Way
Plantation, FL 33324



Heather & Richard Lowe
8820 N. Lake Dasha Dr.
Plantation FL 33324

Naida H & William H Moore
581 S Lake Dasha Dr
Plantation, FL 33324

Dr. Mildred Padow
630 Lake Dasha Circle
Plantation, FL 33324

Francisco & Ana Luengo
8970 Mahogany Way
Plantation FL 33324

Ciara Beyra
8861 N. Lake Dasha Dr.
Plantation FL 33324

Stacey Pakula
506 Jacaranda Way
Plantation, FL 33324

Theodore & Sharon Magill
8641 N Lake Dasha Dr
Plantation, FL 33324

Michael J & Alicia Mulligan
590 E Lake Dasha Dr
Plantation, FL 33324

Andrew & Robin Pappas
501 W. Lake Dasha Dr
Plantation, FL 33324

Taymi Marrero
8920 S. Lake Dasha Dr.
Plantation, FL 33324

Scott Orth & Vivian Munoz-Orth
8620 N Lake Dasha Dr.
Plantation, FL 33324

Christina M. Parsons
8811 S. Lake Dasha Dr.
Plantation FL 33324

Todd & Jorja Marshall 105
8600 N Lake Dasha Dr
Plantation, FL 33324

Marc & Sylvie Nadeau
500 W Lake Dasha Dr
Plantation, FL 33324

Richard & Susan Passero 087
8801 N Lake Dasha Dr
Plantation, FL 33324

Raymond E Masse
8700 Lake Dasha Terrace
Plantation FL 33324

William & Michelle Nathanson
8701 Lake Dasha Terrace
Plantation, FL 33324

Troy & Maria Peterson
501 Jacaranda Terrace
Plantation, FL 33324

M. Erlandson & P. Raju
8930 S. Lake Dasha Dr.
Plantation FL 33324

Isaac Oami
660 E Lake Dasha Dr
Plantation, FL 33324

Kevin S. Pickard & Vickki V. Placide-Pic
8960 N. Lake Dasha Dr.
Plantation FL 33324

Cynthia Michalak
8501 N Lake Dasha Dr
Plantation, FL 33324

Mark & Melanie Orellana
560 S Lake Dasha Drive
Plantation, FL 33324

Witold & Diana Plucienkowski
8821 N. Lake Dasha Dr.
Plantation FL 33324

Sebastian Militello & Skye Weaver
651 E Lake Dasha Dr
Plantation, FL 33324

Martha L Ortiz
921 Jacaranda Court
Plantation FL 33324

Sylvia K Milks
641 Lake Dasha Circle
Plantation, FL 33324

Leonard S & Barbara Ostroff
8580 N Lake Dasha Dr
Plantation, FL 33324

Dennis & Katie Raben
8821 S Lake Dasha Dr.
Plantation, FL 33324



Howard & Toni Rabinowitz 064
2742 NW 87 Terrace
Pembroke Pines FL 33024

Donald C & Barbara M Shapiro
661 Lake Dasha Lane
Plantation, FL 33324

Aaron Paul Trujillo & Beverly Valeris
379 Morning Star Dr
El Paso TX 79912

Ryan & Manisha Ramjeet
8691 Gatehouse Road
Plantation, FL 33324

Dwight A Sheriff & Sandra M Miller-Sher
8561 N Lake Dasha Dr
Plantation, FL 33324

Ralph & Lynn Tumolo
8704 Mahogany Ave.
Plantation FL 33324

Barbara Martinez-Rodriguez & Tony Rod
8491 N Lake Dasha Dr
Plantation, FL 33324

Trudee Smith
8720 Lake Dasha Terrace
Plantation FL 33324

Gary Dean & Marian Upton
511 W Lake Dasha Dr
Plantation, FL 33324

Jorge L & Amber Rodriguez
8700 N Lake Dasha Dr
Plantation, FL 33324

Thomas & Jody Smythe
8730 Lake Dasha Terrace
Plantation FL 33324

Marcos Uscocovich 048
601 S Lake Dasha Dr
Plantation, FL 33324

Tracy Romanello & Anjie Soares
600 S Lake Dasha Dr
Plantation, FL 33324

Mark & Shari Somerstein
8708 Mahogany Ave.
Plantation FL 33324

Eduardo & Marlene Valero
451 West Lake Dasha Dr
Plantation, FL 33324

Michael & Karen Ross
506 Jacaranda Terrace
Plantation, FL 33324

Spathis/Dileo, E & D
8491 Gatehouse Road
Plantation, FL 33324

Henry & Lisa Van Baalen, Jr.
9020 N. Lake Dasha Dr.
Plantation FL 33324

Alexander & Nitza Rozenfeld
421 W Lake Dasha Dr
Plantation, FL 33324

Robert & Celida Sprunk
9021 N. Lake Dasha Dr.
Plantation FL 33324

Wanda Vargas
8702 N Lake Dasha Drive
Plantation FL 33324

Bruce J & Kimberly T Sanchez
8521 Mahogany Lane
Plantation, FL 33324

Ralph Stringer
8860 N. Lake Dasha Dr.
Plantation FL 33324

Ana Cristina Vergel-Gandia
540 S. Lake Dasha Dr
Plantation FL 33324

Haim & Sigal Sasson
521 W Lake Dasha Dr
Plantation, FL 33324-3005

David & Aharon Surowitz
430 W Lake Dasha Dr
Plantation, FL 33324

Matthew & Amanda Vidican
660 Lake Dasha Lane
Plantation, FL 33324

Lori Schneider
8908 Mahogany Terrace
Plantation FL 33324

Ryan Timberg 063
1519 SW 18 Ave
Fort Lauderdale, FL 33312

Carlos A. Villareal & Maria F. Romero V
8906 Mahogany Terrace
Plantation, FL 33324



Jason Wells & Jenna DiCarlo 040
620 S Lake Dasha Dr
Plantation, FL 33324

John & Sanne Williamson
8980 Mahogany Way
Plantation FL 33324

YEAA LLC 037
151 N Nob Hill Rd Suite 455
Plantation, FL 33324

Elliot M. Zimmerman
8900 S. Lake Dasha Dr.
Plantation FL 33324

Ronit Zinn
8841 N. Lake Dasha Dr.
Plantation FL 33324

RAYMOND C. CAHILL, C.P.A., P.A.
P.O. Box 822497
Pembroke Pines, FL 33082-2497



Annual Budget Meeting

Monday, February 9th, 2026 6:30 pm

Where: City of Plantation multi-purpose center (2nd floor)

Enclosed is the proposed 2026 annual budget, which is slightly higher than prior year's- given unforeseen expenses. Please review and come to the scheduled meeting with any questions or concerns that you might have.

**JACARANDA COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
Central Park Multipurpose Building
9151 NW 2nd Street Plantation, FL 33324
Monday, February 9th, 2026**

Agenda

Call to Order

Determine if a quorum is present.

Directors:

Hank VanBaalén, President
Robert Hardy, Secretary
Michael Kaplanidis, Treasurer
Renata Bergman, Director

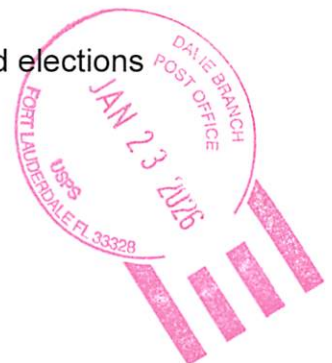
Homeowners in Attendance:

Meeting Notice: This meeting was duly noticed on the Association's website and sandwich board at the community entrances.

Business:

1. Review and Discussion of the 2026 Budget
2. Discussion on setting the date and time for the annual meeting and elections

Adjournment



JACARANDA COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC.
 2026 ANNUAL BUDGET- NON STATUTORY

<u>Budget For:</u>	2025 Budget Approved	2025 Actual Jan-Dec	2026 Budget
Insurance	10,670	9,725	10,698
Management Fee	13,500	-	14,400
Accounting	6,900	5,750	7,020
Accounting- Postage	500	319	480
Accounting- Add'l work		3,712	2,100
Landscaping	13,320	9,285	13,320
Lake Maintenance	12,000	10,866	12,000
Lake Cleanup	3,000	-	3,000
Office Supplies, Printing	3,300	1,516	2,800
Electric	2,820	2,176	2,400
Legal	8,000	61,971	12,000
State Registration	65	105	105
Misc. Repairs & Maint	2,000	197	2,000
Water	1,200	1,378	1,450
Back Flow Inspection	300	225	300
Board Meeting Room Rental	3,000	1,417	2,000
Bad Debts	2,000		2,000
Website	1,500	431	1,000
Neighborhood Events Budget	1,000	81	-
Total	85,075	109,154	89,073
# Homeowners	155		155
per Homeowner	549		575



	Total Budget	Per Home Owner
2026 Budget	89,073	575
2025 Budget	85,075	549
2024 Budget	75,485	487

Budget Assumptions:

Insurance	Anticipate a 10% increase (9,725 x 1.10)
Management Fee	New Management (est) \$1200/mo
Accounting	Cahill: est at \$585/mo (585/ mo x 12)
Accounting- Postage	Cahill: est at approx. \$40/month (40/mo x 12)
Accounting- Add'l work	Cahill: special projects - if needed (py approx. 2100)
Landscaping	Tropical Star: \$785/mo + \$3,900 mulching/plants/repairs
Lake Maintenance	Lake Doctor: \$925/mo + \$900 (add'l services if required)
Lake Cleanup	clean up lakes- debris, coconuts, etc. (does not include lake maint charges)
Office Supplies, Printing	printing, mailing documents, etc.
Electric	FPL: \$200/mo- aeration and/or sprinkler equip
Legal	2025 (slight increase from prior year budget) - add'l fees to review and update governing docs based on new FL Rules
State Registration	Annual report filing fee w/ State
Misc. Repairs & Maint	Any unforeseen required repairs
Water	Irrigation bill from City of Plantation (5% increase from prior year actual)
Back Flow Inspection	Yearly cost for backflow preventer inspection at East Lake Dash Dr median
Board Meeting Room Rental	Attorney and Mailing for Annual Meeting (slightly higher than prior years)
Bad Debts	Assumes members who will not pay (same as 2025's budget)
Website	website design/hosting/Microsoft Office 360

