



CORAL RIDGE
COUNTRY CLUB ESTATES
COMMUNITY ASSOCIATION

Annual Meeting, Wednesday February 25, 2026
Christ Church, 4845 NE 25th Avenue, Fort Lauderdale

2026 Annual Meeting Agenda

1. Call to Order - Tim Hernandez
2. Roll Call - Vicki Lynch, BOD Secretary
3. Approve the minutes of the 2025 Annual Meeting
4. Treasurer's Report – Craig Singer
5. Introduce Current Board
6. Election of New Board Members – Karen Polivka
7. New Business
 - a) Crime
 - i) Crime Statistics – Nicholas Herring
 - ii) License Plate Readers – Bob Mayo
 - iii) Security Patrol Program – Vicki Lynch, Captain DeAnna Greenlaw
 - b) Membership Benefit Program – Valerie Harvey
 - c) Vacation Rentals – Jon Brody
 - d) Legislative Update – Commissioner Lamar Fisher
 - e) Legislative Update – Kiara Colman (State Rep. Chip Lamarca's office)
 - f) Public Comment/Q&A
7. Adjourn





Current Board Members

Jonathan Brody
Renata Cammarata
Tim Hernandez (Pres)
Judy High
Vicki Lynch (Secy)

Robert Mayo
Karen Polivka (VP)
Bruce Quailley
Craig Singer (Treas)
Jeff Stich (Parl)





TREASURER'S REPORT
CRAIG SINGER

Treasurer's Report – 12/31/2025 Balance Sheet



Current Assets		
Bank Accounts		
QuickBooks Checking Account	130,370.18	126,334.87
United Community Checking Account	115,694.17	100,778.46
Wells Fargo Business Checking	24,162.43	12,519.77
Total Bank Accounts	\$270,226.78	\$239,633.10
Total Current Assets	\$270,226.78	\$239,633.10
TOTAL ASSETS	\$270,226.78	\$239,633.10
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Opening balance equity	25,139.30	25,139.30
Retained Earnings	214,493.80	154,757.02
Net Income	30,593.68	59,736.78
Total Equity	\$270,226.78	\$239,633.10
TOTAL LIABILITIES AND EQUITY	\$270,226.78	\$239,633.10

Treasurer's Report – 2025 Revenues and Expenses

Coral Ridge Country Club Estates Homeowners Association

Revenues & Expenses

January - December 2025



	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PP)
Revenues		
Advertising Revenues	3,530.03	3,875.88
Association Dues Paid	25,350.00	30,100.00
Security Patrol Services Paid	115,650.00	113,050.00
Uncategorized Income	150.00	
Total Revenues	\$144,680.03	\$147,025.88
TOTAL REVENUES	\$144,680.03	\$147,025.88
Expenses		
Advertising & Marketing		
Signs, Flyers, & Mailers		411.81
Total Advertising & Marketing		411.81
Business Licences	70.00	70.00
General Business Expenses		
Bank Fees & Service Charges	68.21	
Meetings & Events	10,190.65	714.00
Memberships & Dues	50.00	50.00
Total General Business Expenses	10,308.86	764.00
Insurance		
Liability Insurance	806.00	778.36
Total Insurance	806.00	778.36
Legal & Accounting Services		
Accounting Fees	90.00	90.00
Total Legal & Accounting Services	90.00	90.00
Office Expenses		
Merchant Account Fees	698.73	804.03
Post Office Box	192.00	182.00
Software & Apps	2,823.87	2,066.92
Total Office Expenses	3,714.60	3,052.95
Security Patrol Expenses		
FOP Admin Fees	5,034.50	
Merchant Account Fees - SP	3,058.76	3,157.28
Phone Service	327.24	322.35
Police Officer Wages	92,357.50	80,823.00
Printing & Photocopying - SP		563.00
Software & Apps - SP	845.00	1,341.17
Supplies & Materials - SP	308.00	128.56

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PP)
Yard Signs - SP	1,201.20	899.70
Total Security Patrol Expenses	103,132.20	87,235.06
Total Expenses	\$118,121.66	\$92,402.18
NET OPERATING INCOME	\$26,558.37	\$54,623.70
Other Income		
Other income		
Interest Earned	4,035.31	5,113.08
Total Other income	4,035.31	5,113.08
Total Other Income	\$4,035.31	\$5,113.08
NET OTHER INCOME	\$4,035.31	\$5,113.08
NET INCOME	\$30,593.68	\$59,736.78

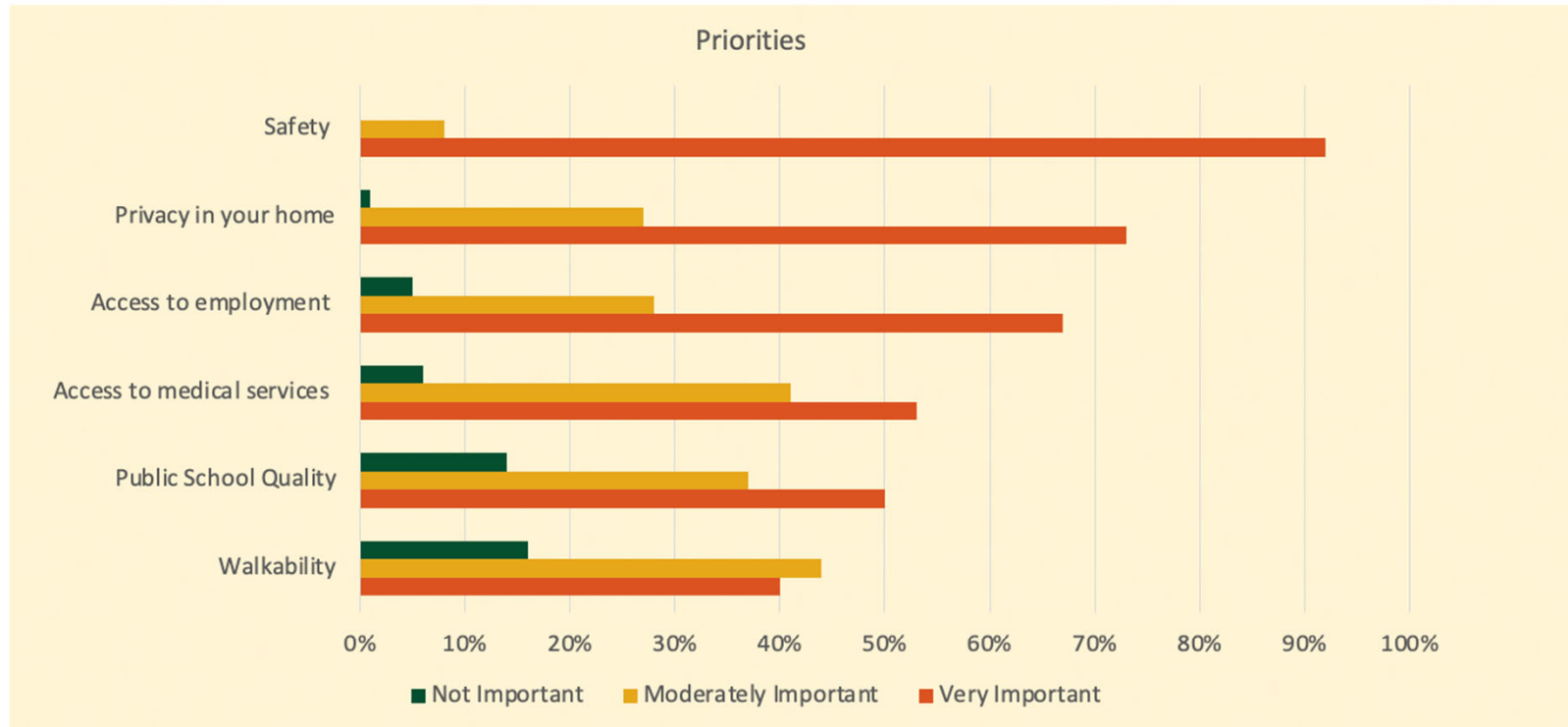


CRIME AND SAFETY

Vicki Lynch, Karen Polivka, Bob Mayo,

FLPD Captain DeAnna Greenlaw and Officer Nick Herring

Priorities when Purchasing a Home:



CRCCE Crime Statistics - Definitions



ROBBERY means the taking of money or other property which may be the subject of larceny from the person or custody of another, with intent to either permanently or temporarily deprive the person or the owner of the money or other property, when in the course of the taking there is the use of force, violence, assault, or putting in fear.

BURGLARY means entering a dwelling, a structure, or a conveyance with the intent to commit an offense therein, unless the premises are at the time open to the public or the defendant is licensed or invited to enter;

THEFT is when a person obtains or uses, or endeavors to obtain or to use, the property of another with intent to, either temporarily or permanently: (a) Deprive the other person of a right to the property or a benefit from the property. (b) Appropriate the property to his or her own use or to the use of any person not entitled to the use of the property.

CRCCE And Coral Ridge Crime Statistics Jan – Nov 2025



YEAR-TO-DATE COMPARISON: JANUARY-NOVEMBER								
HOA	OFFENSE	2021	2022	2023	2024	2025	2021-2025 % +/-	2024-2025 % +/-
Coral Ridge	Robbery	6	7	6	6	3	-50%	-50%
	Burglary Residence	26	0	0	19	21	-19%	11%
	Burglary Conveyance	49	44	64	35	39	-20%	11%
	Burglary Business	15	6	7	6	2	-87%	-67%
	Vehicle Theft	25	16	32	24	18	-28%	-25%
Coral Ridge Total		121	73	109	90	83	-31%	-8%
YEAR-TO-DATE COMPARISON: JANUARY-NOVEMBER								
HOA	OFFENSE	2021	2022	2023	2024	2025	2021-2025 % +/-	2024-2025 % +/-
Coral Ridge Country Club Estate	Robbery	4	1	5	3	2	-50%	-33%
	Burglary Residence	7	0	0	9	11	57%	22%
	Burglary Conveyance	30	35	35	54	23	-23%	-57%
	Burglary Business	4	2	7	0	5	25%	N/C
	Vehicle Theft	14	9	28	16	11	-21%	-31%
Coral Ridge Country Club Estate Total		59	47	75	82	52	-12%	-37%



CRCCE Crime Statistics - Key Takeaways

- Low violent crime, but...
- Crime is down 37% year over year (YOY) in Coral Ridge Country Club Estates (CRCCE) and 12% over the past 5 years.
- Among similar neighborhoods (CR, CRCCE, Landings, Las Olas Isles, Rio Vista, Seven Isles, Sunrise Intracoastal, Sunrise Key, and Victoria Park, crime was down everywhere YOY in 2025 except Rio Vista, Sunrise Intracoastal and Sunrise Key. The largest reductions were in Las Olas Isles and CRCCE.
- Auto thefts have gone down but are still a big problem, with 11 stolen in 2025 through November in CRCCE alone. For perspective, Victoria Park had 44 cars stolen during that same period, while Coral Ridge had 18 and Rio Vista 17.
- What does seem to be going up is residential burglaries. We had 11, a 22% increase. Rio Vista had 14, Coral Ridge had 21 and Victoria Park had 44.



- ~ 243 Members. We have about 1141 single family homes and 101 townhomes in CRCCE
- Need more members to get more patrol hours or implement additional measures (we're only at 19.5% of Single family homes and townhomes)



Security Patrol Program

Security Patrol Key Notes:

Security Patrol Phone

- **Purpose**
 - Provides officers a tool to contact residents via telephone rather than using their personal phones
- **When should CRCCE Security Patrol Members call the Security Patrol Phone?**
 - To share tips or information that is not time sensitive.
 - All calls to report incidents, emergency and non-emergency, should be made via the routine reporting procedures via the appropriate telephone number. Non-emergency: 954-764-HELP(4357)

Home Away Checks

- **Service**
 - Property checks when the home is unoccupied or vacant (occupants are away on vacation, during construction, termite tenting, etc.)
- **How**
 - Register for checks via the CRCCE Member Portal (**QR Code**)
- **Checks**
 - Property checks when the home is unoccupied or vacant (away on vacation, during construction, termite tenting, etc.)



flock safety

LPRs



VEHICLE FINGERPRINT® TECHNOLOGY

Identify vehicles by make, color, decals; transforming footage into actionable evidence. No plate required.

INFRASTRUCTURE-LIGHT

LPR cameras sidestep traditional infrastructure requirements for faster installs, zero utility costs, and a swift ROI.

MAINTENANCE-FREE

We service, maintain, and take care of your cameras bundled into one straightforward subscription fee.

EXPANDED NETWORK ACCESS

Get more leads from local, state, and nationwide network of LPR cameras, with over 1B+ additional plate reads monthly.



DEVELOPMENT

Bruce Quailey, Karen Polivka, Tim Hernandez



New 2 story Publix at Coral Ridge Mall in for Permits

New north entry to Publix at Coral Ridge Mall



3000 Waterside



Galleria



PROJECT LOCATION:
GALLEERIA BLVD, FORT LAUDERDALE, FL 33099

PLANNING:
P.L. Galleria Holdings LLC
Fort Lauderdale, FL 33099

ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
(305) 372-1912 TEL
www.arquitectonica.com

CIVIL ENGINEER:
FLYNN ENGINEERING
281 Commercial Boulevard, Lauderdale-By-The-Sea, FL 33009
(954) 522-1004 TEL
www.flynnengineering.com

LANDSCAPE DESIGN ARCHITECT:
EDGA
1072 Inwood Boulevard Suite 1102, Fort Lauderdale, FL 33001
(954) 224-3100 TEL
www.edga.com

TRAFFIC ENGINEER:
TRAFFIC TECH ENGINEERING, INC.
8400 N University Dr 307, Tamarac, FL 33061
(954) 522-0944 TEL
www.trafftech.com

LIGHTING ENGINEER:
SECO LIGHTING
222 West Mallard Boulevard, Melrose Park, FL 32751
(407) 242-1100
www.secolighting.com

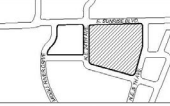
SEALED/STAMP/DRAWN:
OFFICE REGISTRATION:



PROJECT NUMBER:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI ACCORDANCE WITH SECTION 165, FLORIDA BUILDING CODE AND CHAPTER 63, FLORIDA STATUTES.

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REV.	DATE	DESCRIPTION

DRC SITE PLAN APPROVAL
SHEET ISSUE DATE: 08-22-2023

RENDERING 02

A6.02

- Properties
- Layers
- Filters
- 3D Zoning
- Projects

Development Projects

Existing Buildings

DEVELOPMENT PROJECTS

CITY-WIDE PROJECTS

Status	Off/On	Legend
Open	<input type="checkbox"/>	■
Approved	<input checked="" type="checkbox"/>	■
Under Construction	<input checked="" type="checkbox"/>	■
Complete	<input type="checkbox"/>	■
Expired	<input type="checkbox"/>	■

AFFORDABLE HOUSING PROJECTS

COMMISSION DISTRICTS

PLANNING INITIATIVE DISTRICTS

CENTRAL BEACH RAC

CENTRAL CITY COMMUNITY REDEVELOPMENT AREA

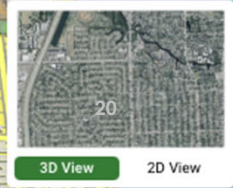
DOWNTOWN RAC

Status	Off/On	Legend
Open	<input type="checkbox"/>	■
Approved	<input checked="" type="checkbox"/>	■

Zoning Districts



Feedback



3D View 2D View





MEMBERSHIP BENEFITS

VALERIE HARVEY


CORAL RIDGE
COUNTRY CLUB ESTATES
 COMMUNITY ASSOCIATION



Even Keel Fish Shack

Glass of Wine, Beer or House Cocktail with purchase of \$50 or more



Lunch Room

Complimentary fountain soda with purchase of salad or sandwich



Quvo Tacos & Craft Beer

Buy two tacos, get one free



Sunness Supper Club

15% off entire bill (excluding other specials and discounts)



Daoud's Fine Jewelry

10% off on Jewelry/Watch repairs or 1 free Jewelry/Watch appraisal



FG Salon Las Olas

20% off products and services



**COLDWELL BANKER
REALTY**

Valerie Harvey, P.A.

\$500 credit toward closing costs



Karen Polivka, P.A. - REALTOR®

With an executed Buyer/Seller contract, receive the following discounts from my Team of Professionals: \$50 off Appraisals, 10% off closing Title Services, up to \$1,000 off for a whole Home Water Filtration System, 10% off Moving Services



Capital Coatings Group

20% OFF Garage Floor Epoxy



Trimarc Construction

5% off \$50,000 or more on most construction services



The Mailroom

\$5 OFF any FedEx / UPS shipment & 20% OFF the base monthly fee for a private mailbox



- Dry Cleaning
- Wedding Gown
- Expert Alteration
- Cleaning
- Tablecloths
- Bedspreads
- Suede
- Leather
- Area Rugs

One Price Cleaners

One free hem for every five items of dry cleaning, or one free item per six items of dry cleaning



VACATION RENTALS

Jonathan Brody

Vacation Rentals 1

Certificate Number	Address	HOA	Property Owner	Responsible Party	Contact Phone Number	Property Owner/Responsible Party Email	Certificate Expiration Year
VR-21020006	2645 NE 32 ST #1-2	CORAL RIDGE COUNTRY CLUB ESTATE	BRONIA LLC - JUDITH NAGARI MCCARTY	BRONIA LLC - ERIC BENARI	310-801-6491 954-805-4755	JUDYNAGARI1@GMAIL.COM ; BENARI.STRATEGY@GMAIL.COM	2026
VR-22030072	262B NE 49 ST #262B, 262B	CORAL RIDGE COUNTRY CLUB ESTATE	TTT VACATION HOMES LLC - SANDRA STELLA	TTT VACATION HOMES LLC - SANDRA STELLA	954-809-8209	sandybythewestcoast@yahoo.com	2026
VR-22040068	4710 NE 27 AVE	CORAL RIDGE COUNTRY CLUB ESTATE	ELEFANTE INVESTMENTS LLC 27TH SERIES - MICHAEL ELEFANTE	ELEFANTE INVESTMENTS LLC 27TH SERIES - MICHAEL ELEFANTE	919-619-1866	michael.elefante@gmail.com	2026
VR-22060076	4804 NE 21 AVE #4804, 4806	CORAL RIDGE COUNTRY CLUB ESTATE	4804-4806 NE 21 LLC - % ROXANN LAW	BUTCH CLEMONS	954-228-7833	management@exclusiveliving.net	2026
VR-22070041	2817 NE 35 ST	CORAL RIDGE COUNTRY CLUB ESTATE	2817 INVESTMENTS LLC - UMBERTO SCRIBO	LUXURY VACATION STAYS LLC - TRISTIAN CIANCIDLO	401-265-8080 954-406-7553	tristan@luxuryvacationstays.com	2026
VR-22100037	2821 NE 40 CT	CORAL RIDGE COUNTRY CLUB ESTATE	FOREST HILL US LLC	LISA MUELLER	954-234-7262	foesthillus@gmail.com	2026
VR-23010048	4110 BAYVIEW DR	CORAL RIDGE COUNTRY CLUB ESTATE	DAVID & LISA HANNIG	LISA HANNIG	213-706-9788	info@insightmerchantsolutions.com	2026
VR-23120016	3021 NE 46 ST	CORAL RIDGE COUNTRY CLUB ESTATE	ARNULFO RAMIREZ & LINA CORTES	NEWMAN HOSPITALITY - MICHAEL CHIRINOS	786-422-1969	michael@newmanhospitality.com	2026
VR-23120053	4201 BAYVIEW DR	CORAL RIDGE COUNTRY CLUB ESTATE	RYAN CALDWELL	B&G LUXE PROPERTIES LLC - GARY HADIDA	561-400-4737	GARY@BGLUXEPROPERTIES.COM	2026
VR-24040036	2100 NE 45 ST #1-2	CORAL RIDGE COUNTRY CLUB ESTATE	LEVELED UP ENTERPRISES INC	SHAKA STAYS LLC - JAMES WRIGHT II	954-790-8282	hello@visitshakastays.com	2026
VR-24100017	3030 NE 45 ST	CORAL RIDGE COUNTRY CLUB ESTATE	VIRGINIA O'HARE REV TR; O'HARE, VIRGINIA TRUSTEE	VACASA - VERO ALIAGA	305-342-9680	Brownardpermitting@vacasa.com	2026
VR-24100017	3030 NE 45 ST	CORAL RIDGE COUNTRY CLUB ESTATE	VIRGINIA O'HARE REV TR; O'HARE, VIRGINIA TRUSTEE	VACASA - RICARDO PHILIPS	786-385-3910	Brownardpermitting@vacasa.com	2026

Vacation Rentals 2

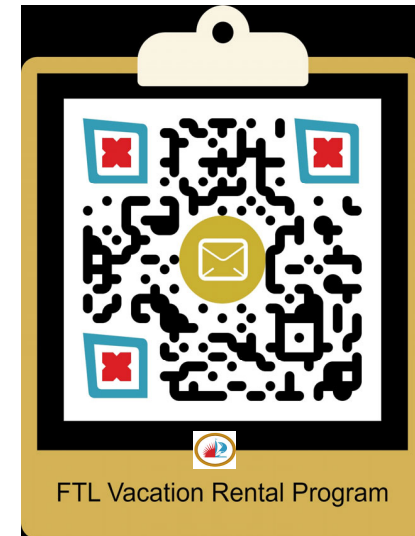
Certificate Number	Address	HOA	Property Owner	Responsible Party	Contact Phone Number	Property Owner/Responsible Party Email	Certificate Expiration Year
VR-24120003	2888 NE 35 ST	CORAL RIDGE COUNTRY CLUB ESTATE	PYRAMID FLL LLC	MYQP LLC - JACLYN ALEXANDER	803-543-1604	myqproperties@gmail.com	2026
VR-25050028	2664 NE 37 DR	CORAL RIDGE COUNTRY CLUB ESTATE	HURST, MARILYN H/E; HURST, ROBERT W	MARILYN HURST	617-457-0394 610-457-0394	hhursthome@aol.com	2026
VR-25090001	3051 NE 48 ST #509	CORAL RIDGE COUNTRY CLUB ESTATE	MCCLELLAN, BARRI	LORENA MENDOZA	786-748-1453	permitted@vacasa.com	2026
VR-25090010	4400 BAYVIEW DR	CORAL RIDGE COUNTRY CLUB ESTATE	NORTH BRIDGE LLC	SOFIA CARLSSON	954-773-5590	sofia@svrflorida.com	2026
VRB-1703273	2600 NE 34 ST #1-2	CORAL RIDGE COUNTRY CLUB ESTATE	ASTA MASEDUNSKAITE	DEBBIE WYSOCKI	954-579-5720 954-781-6629	LauderdaleBeachHomes@gmail.com	2026
VRB-1802287	3116 NE 45 ST	CORAL RIDGE COUNTRY CLUB ESTATE	NE 45TH ST LLC	SHANNON BROOKS	954-612-4111	Shannonbrooks02@gmail.com	2026

Vacation Rental Enforcement



City of Fort Lauderdale Vacation Rental Hotline

- **Complaint Reporting System**
 - (24/7 Hotline) 1-800-685-7453 or VRInfo@fortlauderdale.gov
- **Reporting to FLPD**
 - Complaints of nuisances created by a vacation rental property can be filed with FLPD for documentation purposes but follow-up must be conducted via Code Enforcement.



CE25120676	4818 NE 25 AVE, #1-2, FORT LAUDERDALE, FL 33308	Fort Lauderdale City Commission District 1	Coral Ridge Country Club Estate	12/31/2025	Operating a vacation rental with an expired Certificate of Compliance.	Special Magistrate
CE25110247	4201 BAYVIEW DR, FORT LAUDERDALE, FL 333085811	Fort Lauderdale City Commission District 1	Coral Ridge Country Club Estate	11/8/2025	Responsible party response.	Closed

Active Pending Requests of the City

- Matching funds from the City for License Plate Readers (LPRs) - we have raised funds to install 6 Flock Safety LPRs in the community but we have over 30 ways in and out of our neighborhood. The FLPD and Flock Safety recommend installing LPRs at all points of ingress/egress, both inbound and outbound. This is a crime fighting tool advocated by the FLPD and praised by them as effective.
- Meeting on Zoning Text Amendment on the screening of Boats and RVs in RS 4.4 and RS 8 zones.
- Installing Flashing yield signs on Bayview Drive at the two roundabouts.
- Installing additional stop signs on internal neighborhood streets to deter cut - through traffic.
- Fencing off the area east of the mall to prevent homeless and criminals from entering the neighborhood.
- Install sidewalks west from Bayview Drive along Cardinal Gibbons HS frontage and other locations in the community we have identified.

Possible Future HOA Initiatives

1. Decorative Street Signs
2. Improved entryway landscaping and lighting
3. Street Tree Program
4. Hybrid Security Patrols
5. ??



Member Center

Initiatives

Community



About Us

Contact Us

Join Now



CRCCE Website: www.crcceassociation.com




CORAL RIDGE
COUNTRY CLUB ESTATES
COMMUNITY ASSOCIATION





CORAL RIDGE
COUNTRY CLUB ESTATES
COMMUNITY ASSOCIATION

CROCE Member Appreciation
PARTY

SAVE the DATE!
Saturday, March 14, 2026

Location: Coral Ridge Country Club Patio from 4:30 - 6:30pm

All Current HOA members invited | Adults only, 2 per membership

New and/or Renewing members may join at the event

Complimentary light bites & drinks | Check-in will be required

Please RSVP to Karen Polivka 954-817-0015

Call or text by Friday, March 6, 2026

