

Palm Aire Condo #4

Website: PalmAireCC4.com

Campbell Property Management
3500 Gateway Drive Suite 202
Pompano Beach, FL 33069

Office Number: 954-968-4481
Maintenance: 954-968-4484
24 HR Emergency: 954-968-4484

Property Manager: Jorge Villalon
Jorge's Email: jvillalon@campbellproperty.com

PACC #4 Board of Directors

President

Judy Nigoghossian

Vice President

Connie McKeag

Treasurer

Beverly Joseph

Secretary

Terry Colaiacovo

Board Members

Jack Leniart

Pasquale DeMarco

Salvatore DiBenedetto

Thomas Fiorilli

Michel Patenaude

Internal Building Fire Alarms

If this alarm goes off, you need to immediately evacuate the building and then **call 911**

**This alarm can only be
Deactivated by the Fire Dept.
DO NOT CALL CAMPBELL**

Palm Aire Country Club CONDO #4

NEWSLETTER July 2026

OUR COMMUNITY



Parking Permit
DECAL

SECURITY

Terry Colaiacovo	Security Chair	631-672-7388
Security North	Bldgs 46-51	954-676-9059
Security South	Bldgs 38-45	954-682-4910

Please help maintain our community's safety by securing your vehicles and your apartment doors.

Lock IT!

All vehicles must have a Condo 4 Parking Permit on the back window. Cars without a permit or a guest pass, will be ticketed. Unauthorized vehicles will be towed at the owner's expense.

Condo 4 Building Reps

38 Larry Ferber
39 Connie McKeag
40 Dennis Rock
41 Nick Caraganis
42 Ray Wasserman
43 Scott Dolinsky
44 Scott Dolinsky
45 Scott Dolinsky
46 Terry & Janice Colaiacovo
47 Terry & Janice Colaiacovo
48 Terry & Janice Colaiacovo
49 Karen Webb and
Charlie DeAngelis
50 Jack Farrow and
Carlo Vellucci
51 Todd Hanna
Shivase Singh

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Condo 4 REC Reps

9 Connie McKeag
10 Steve Lipscher
11 Lennie Sanson

A MESSAGE FROM OUR REC REPS

Please close the rec umbrellas after each use.
Hurricane Season is here and we don't want
The Umbrellas to get damaged.
Thank You!

PLEASE TAKE NOTE

Future ZOOM Meetings of the Board of Directors
will now be held at Campbell Management or at
another designated place and broadcast via
Zoom Webinar.

The Meeting will be recorded and once the
minutes are approved, the recording will be
available on the PACC 4 Website for one year.

IMPORTANT PHONE NUMBERS

Florida Power & Light
954-321-2179
800-468-8243

HOTWIRE SUPPORT DESK
800-355-5668

BROWARD NON EMERGENCY
954-764-4357

PACC #4 BOARD OF DIRECTORS 2026-2027

President: Judy Nigoghossian

Hi Everyone, my name is Judy Nigoghossian. This is my third year serving on the Board of Directors. I have previously served as a Board member and Vice-President, and I currently serve as Board President. My responsibilities have included updating rules and regulations as changes or additions were needed, interviewing new residents, and forming a committee of two additional board members and building representatives to participate in those interviews. I also launched the PACC #4 Newsletter and reviewed the Association's service contracts. I promise to keep the Association's best interests in mind as we manage and spend our funds. Like you, I would like to see HOA fees decrease, so my goal is to carefully monitor spending and stay within the budget. I look forward to working with the Board, and Management and our Community to make PACC #4 a great place to live.

Vice President: Connie McKeag

Hello, My name is Connie McKeag. This is my 2nd year on the board and I am currently the Vice-President of the Board of Directors. I have served on the parking permit project, fining committee, and painting project committee. I am currently the Building Rep for 39 and Rec 9 Rep. I also served on Landscaping committee and Rec committee. My goals for the board are to get clear guidelines for committees to follow to improve communication with residents and hold the line on spending. We also want to budget for fobs for the pool areas.

Treasurer: Beverly Joseph

Hi, my name is Beverly Joseph. This is my fifth year on the board. I've served in capacities over waste and recycling, as secretary, treasurer, president, and most currently as treasurer again. My goal is to continue working on the budget, as challenging as it might be. Outside of the HOA, I work commercial finance. We have a beautiful community and it can only be maintained as such if we work together!

Secretary: Terry Colaiacovo

I am honored to serve as your newly elected Secretary of the PACC4 Condo Board of Directors. I am committed to working hard on behalf of our entire community by helping bring our HOA fees under control through responsible budgeting and careful oversight of spending going forward. I believe every board member should be accountable for fulfilling their responsibilities, and I will do my part to ensure we work together with transparency, integrity, and respect. As a team player, I will collaborate with my fellow board members while always keeping the best interests of all PACC4 residents at the forefront of every decision. I look forward to serving our community and earning your trust through hard work, accountability, and open communication.

Board Member: Jack Leniart

PACC4 board member since 2022. Oversaw the bidding, selection and installation of Security Cameras for PACC4. In 2025 I spearheaded a budget review committee in an effort to stem the rise in HOA fees without experiencing a drop off in service. We met with each vendor and achieved a degree of success. I will continue to be vigilant when it comes to maintaining our community, but always mindful of the rising costs we share.

Board Member: Pasquale (Pat) DeMarco

Hello Neighbors,
This is my second mandate serving our community here at Palm Aire with dedication, transparency, and balanced representation. I understand the importance of ensuring that both seasonal and full-time residents have a strong and fair voice in the decisions that affect our quality of life in Palm Aire. We thrive as a community when everyone feels valued, respected and represented.

I believe in:

- Transparent communication
- Responsible financial oversight
- Fair representation for all residents (seasonal and full time)
- Maintaining and enhancing our property values
- Preserving the quality of life we all enjoy

I am fluent in English, French, and Italian and conversational in Polish and Spanish

I value the diversity that makes our community strong.

Board Member: Salvatore DiBenedetto

My name is Salvatore Di Benedetto. I have been an electrician, electrical foreman, and superintendent for more than 30 years in the electrical trade. Throughout my career, I have gained valuable hands-on experience and knowledge, and I look forward to sharing that experience with all of you. I'm excited to learn together and contribute in any way I can.

Board Member: Thomas (Tom) Fiorilli

As a new member of the Board of Directors, I am honored to serve the Palm Aire community. Drawing on my experience as the former CEO of a credit union in upstate New York, I look forward to helping strengthen our governance while preserving and enhancing the community we are proud to call home.

Board Member Michele Patenaude

I look forward to working on the Electrical Committee for Building 41 and 42 which includes review specs, pricing bids and finally deciding on the Contractor. I look forward to being involved in different projects and review committee.

PACC #4 BUILDING REPRESENTATIVES

BUILDING 38 LARRY FERBER

My background is varied. As a retired show runner. I wrote for numerous programs. This experience also taught me about set design. I formed a lobby committee. About two years ago, My building got rid of the old patio furniture in the lobby and bought high end leather sofas, marble tables and more at Macy's on sale. Tom Wilson at Campbell worked closely with me. Of course, there was no budget for this. We added a line item: improvements. \$50 per month added up quickly and no one complained! One year later the improvements were completed, and the additional funds were no longer needed.

BUILDING 39 CONNIE McKEAG

My name is Connie McKeag. This is my 2nd year on the board of Directors. Currently I'm the Vice-President. I have served on the parking permit project, fining committee, and painting project committee. I am currently the Building Rep for 39 and Rec 9 Rep. I also serve on Landscaping and Rec committee. My goals for the board are to get clear guidelines for committees to follow to improve communication with residents and hold the line on spending. We also want to budget for fobs for the pool areas.

BUILDING 40 DENNIS ROCK

Dennis has been the Building Rep for many years. His duties as a rep includes a monthly building walk-thru to identify maintenance or housekeeping issues, attends new resident interviews with the board representative, works with the Landscape Committee on all building landscaping keeping expense within the approved budget and distribute guest passes as needed.

BUILDING 41 NICK CARAGANIS

I have been the Building Representative for Building 41 for the past 10 years. During that time, I have dealt with many issues involving both residents and our building. While I am always willing to help when concerns arise, it is important that all residents do their part by following our community rules and taking responsibility for reporting problems when they are observed. If you see something in the building that appears to be a violation of our rules, or if you notice a maintenance or safety issue, please report it directly to Campbell Property Management. Prompt reporting helps ensure that problems are addressed before they become larger issues. At this time, my primary focus is keeping residents informed about the electrical panel replacement project affecting our building. This is a significant undertaking and remains our top priority. As additional information becomes available, I will continue to share updates so that everyone can be prepared and informed.

BUILDING 42 RAY WASSERMAN

Who I Am – Building 42 Representative

I've been a full-time resident of Building 42 since March 2020, after relocating from New York City, where I previously served as President of a 60-unit co-op.

In 2022, I stepped into the volunteer role of Building Representative. My focus is simple: support our building, assist the Board, and help maintain and improve our community.

If you see me around, you'll likely find me working on ways to make things better—for all of us. I am also actively involved in the Building 42 Electrical Project Committee to help ensure this important work is handled with transparency, oversight, and the best outcome for our residents.

BUILDING 43-45 SCOTT DOLINSKY

I have been here 27 years next spring and have been building rep. around 20 years. Since this is one of the small buildings I mostly take care of giving out parking guest passes when the office is closed, and trying to keep an eye on the budget for the limited landscaping we can afford. We are fortunate not to have the kind of issues the big buildings have. Most of the issues I deal with are telling our residents who they should speak with at the office on various matters that I cannot do anything about and advising the office of repairs that must be attended to. I also take part in interviews with new residents since things are quite different in these small buildings than in the large buildings.

BUILDING 46-48 TERRY & JANICE COLAIACOVO

My responsibilities as a building rep consist of walking the grounds in the front/rear of the buildings and the catwalks. I examine the grounds, landscaping and check for structural deficiencies. Time permitting, I'll have discussions with the residents to get their input on any concerns they may have within our community. I also assist in the distribution of guest passes.

BUILDING 49 KAREN WEBB

BUILDING 49 CHARLIE DeANGELIS

We oversee the property all the time. We are always helping other condo owners with issues, whether it be resetting their electrical boxes, solving problems with their neighbors. We help our seniors who are alone all the time. We work closely with Terry with parking issues or security issues. We attend most of the interviews for new owners and tenants coming into our building. I was very involved with the landscaping. We decorate the lobby on the holidays, also trying to involve the children in our building.

BUILDING 50 JACK FARROW

Some of the things I do as bldg 50 rep

As a building rep I communicate with George and Susie about things that need to be fixed in the building. Also listen to other tenants that tell me something has to be fixed or complaints.

I try to have a monthly inspection of all the floors to see if the laundry rooms and storage rooms or kept clean and straight and lights have to be replaced. Also make sure the trash shuts and recycling bins on each floor are ok.

BUILDING 50 CARLO VELLUCCI

Hello

As building rep:

- * give out parking passes
- * checkout the building for any issues; listen to owners complaints and address issues
- * put up signs as needed

BUILDING 51 TODD HANNA

As a neighborhood Realtor and proud Palm Aire residence since 2018 I've grown to love not only our beautiful green spaces, but also the strong sense of community that makes this such a special place to call home, which inspired me to serve as one of the two Building Representatives alongside Shiv Singh. I believe that enhancing

our landscaping while paying close attention to the everyday details, from building walk-throughs and maintenance, to the care of our shared spaces, helps preserve our property values and ensures our community continues to thrive.

Building 51 SHIVASE SINGH SINGH

Todd and I stepped up as building reps because we knew leaving the position vacant would negatively impact our building's health and safety. Our main focus is primarily on strengthening our community, protecting our financial health, and keeping up with the maintenance of the building and grounds.

HURRICANE READINESS INFORMATION

HURRICANE SEASON RUNS FROM JUNE 1ST THROUGH NOVEMBER 30TH

HURRICANE WATCH. Hurricane conditions are possible within the specified area, within 48 hours

HURRICANE WARNING. Conditions are expected within the specified area, within 36 hours.

It is important to prepare and protect yourself against any hurricane that might occur. Determine your Best protection from high winds and flooding. Make a plan. Have a plan to evacuate and a plan to shelter in place safely. You are responsible for securing your own unit. Campbell will secure pool and exterior Recreation areas.

PRE-HURRICANE PREPARATIONS

1. Check hurricane shutters operate properly.
2. One gallon drinking water per person per day for at least three to five days.
3. Non-perishable food, canned goods, manual can opener, baby food and supplies, pet food and Supplies for at least three to five days.
4. Paper goods, plates, plastic eating utensils, large garbage bags.
5. First aid kit. Medicines/prescriptions drugs; a two-week supply.
6. Hand sanitizer, sanitary wipes, plastic garbage bags.
7. Flashlight, and a battery-operated or hand-crank radio and extra batteries.
8. Car phone Charger
9. Books, games and toys.

HURRICANE WARNING ISSUED – BEFORE AND DURING A STORM.

1. Consider evacuation. If you stay, be ready to live without power, elevator, water or phone for days.
2. Bring all items from your patio inside.
3. Close, lock and wedge sliding glass door.
4. Gas up your car and have cash on hand.
5. Set your refrigerator to its coldest setting so if power fails, this will keep the food longer, and open Only when necessary. If power fails, consider unplugging everything except (1) one light. Otherwise

- When the power is restored, a surge could damage your appliances and electronic items.
6. Fill your tub with water which can be used to flush toilet if power goes out.
 7. Put valuables in a watertight container or plastic bag to keep safe if water should enter your home.
 8. Photograph your home and valuable belongings.
 9. Stay indoors, away from windows and doors until the storm has passed and the all clear from Emergency officials.

AFTER THE HURRICANE

1. DO NOT use the trash chute until trash collection resumes.
2. Stay inside until Management can clear fallen trees and debris in the community.
3. Barbecue Grills will be open as soon as possible and will be available until electric power is restored. Please remember to conserve propane as power may be out for several days.
4. Heed local precautions from authorities and do not go sightseeing on roadway, beware of down power lines and assume all wires are live.
5. This is the time to check on neighbors if you can.

The Association is not responsible for your individual safety.

Visit Broward.org/Hurricane

Broward Hotline 311 or 954-831-4000 for special needs and shelters.

Campbell Property Management
954-968-4481

IMPORTANT REMINDERS

- **The Management Office must have a key or the door code to the Front door of the unit at all times for pest control and/or for an emergency.** If you have an alarm monitoring service, we must also have the alarm code. Please drop off the key and provide the Alarm or door code to Charmaine Slingsby Code to Charmaine Slingsby at Campbell Property Management. Any questions please call the office 954-968-4481.
- **SEASONAL & YEAR ROUND RENTALS** - All owners renting Seasonally for 3 months minimum or a yearly lease with or without a Real Estate Broker must complete and submit the Rental Lease Packet found on our website PalmAireCC4.com located under forms or you can pick up a packet at Campbell Management. Please note that our Assoc #4 Requires a [Minimum Credit Score of 700](#). **All Tenants including Seasonal must be interviewed before being approved by the Association. If an owner rents out his/her apartment without going through the proper channels, they will be fined and the unauthorized renter may be ask to leave the premises.**
- **Please note that [Dogs are not allowed in PACC #4](#). This includes Seasonal Owners, Seasonal Leases, Visitors and Guests.** If you have an ESA or Support dog that has not been approved by the Association, please contact Campbell to start the vetting process or refer to the Rules and Regulation regarding completing the application for Accommodation. See our website: PalmAireCC4.com [All ESA and Support dogs must be approved by the Association.](#)

*****NO GUEST MAY BRING THEIR DOG ON PACC #4 PROPERTY *****

PLEASE DO NOT THROW LOOSE GARBAGE OR FOOD SCRAPS DOWN THE GARBAGE CHUTES OR IN THE DUMPERS. All garbage and food scraps must be bagged and tied before putting down the chute or placed in the dumpster. Loose food will cause foul odors and attract rodents.

DO NOT FORCE OVERSTUFFED KITCHEN GARBAGE BAGS DOWN THE CHUTE. Overstuffed kitchen garbage bags should be brought down to the first floor and put into the dumpster. If the trash chute gets clogged or damaged, it is expensive to repair, and the expense is passed to **All** in your building.

PLEASE FOLLOW RECYCLING PROCEDURES. Cans, bottles and jars need to be washed and dried prior to placing in the Blue Recycling bins. **NO PLASTIC BAGS IN RECYCLING!** **PLACE PLASTIC BAGS INTO THE DUMPSTER.**

PLEASE BREAKDOWN ALL BOXES, CARDBOARD, DELIVERY, CEREAL AND CONTAINER BOXES must be flattened. If your box is too large and does not fit in the Blue recycling bin, you must cut it up into pieces to fit in the Blue Recycling Bin.

Other Items to Remember:

- Plants of any kind are not permitted on the catwalks or the bump out balcony. They will be removed by the property manager.
- Pets are not permitted to roam on the catwalks. The animal is to be contained within the unit.
- With Hurricane and Tropical Storms weather ahead of us, please be sure to keep your balcony clear of any items that could cause damage.
- Obtrusive Doormats are not permitted in front of any doors of the unit on the catwalks. This includes the 1st floor units.
- Lock boxes are not permitted. They will be removed by the Property Manager.
- Furniture of any kind, mattresses, appliances of any kind are not to be put in the Dumpster Room. You are responsible for removing bulk items.
- **Owners who are doing any renovations to their Unit including Flooring bathroom and Kitchen remodeling, must submit an [ARC Architectural Review Request for Modification](#) To Campbell. (please see rules and regulations #40)**
- Contractors work hours: Monday – Friday 8 am to 6 pm Saturday 9 am to 5 pm.
NO WORK ON SUNDAY OR LEGAL HOLIDAYS.

PEST CONTROL SCHEDULE FOR PACC #4
COASTAL PEST MANAGEMENT (954) 270-6065

Please mark your calendars for your Pest Control treatment. It is important to keep your doors locked if you are home when Pest Control comes. Please refer to Schedule below. If your apartment is having a bug problem due to infestation, please call Coastal Pest Management to schedule extra services immediately.

Reminder that a spare key must be left at the management office.

38	1 st	Tuesday
39	1 st	Wednesday
40	2 nd	Wednesday
41	1 st	Thursday
42	1 st	Friday
43	1 st	Friday
44	1 st	Friday
45	1 st	Friday
46	2 nd	Friday
47	2 nd	Friday
48	2 nd	Friday
49	3 rd	Thursday
50	3 rd	Wednesday
51	1 st	Monday

***** PLEASE NOTE IF YOUR SERVICE DAY FALLS ON A LEGAL HOLIDAY, THE NEW DAY WILL BE POSTED IN THE LOBBY. *****

Herb Skolnick Community Center

[https://parks.pompanobeachfl.gov/facilities/h](https://parks.pompanobeachfl.gov/facilities/herb-skolnick-community-center)

[erb-skolnick-community-center](https://parks.pompanobeachfl.gov/facilities/herb-skolnick-community-center)

Contact Information:

954-786-4590

Ron.Upshaw@copbfl.com

Hours of Operation

Monday – Thursday: 8:30am – 9:00pm

Friday: 8:00am – 4:00pm

Saturday: 8:00am - 4:00pm

Sunday: closed

Pompano Beach Parks and Recreation

Please see <https://parks.pompanobeachfl.gov/events> for local happenings including these upcoming events:

Dive In Movies 2026

Houston Sworn Pool | 901 NW 10th Street

Jul 17 - Aug 07 | 8:00 pm - 10:00 pm

Happening in Palm Aire/Pompano Beach

Palm Aire 4 Walking Group Meet at Rec 9

Mon & Thu 7:00 pm

Tue & Fri 8:00 am

Zumba Mondays 10-11 am

Skolnick Rec Center:

Free with Silver Sneakers or \$10 without

Highlighting: Old Town Pompano:

Lunch & Art Wednesdays 12:15-2pm

Bailey Contemporary Arts (Old Town Pompano)

Free parking

Burger Night/Happy Hour @ The Vault (Old Town)

July 21, 5pm

Smashburger Tuesdays

\$5 off the best burger in town

Meet at the outside bar!

Plenty of free parking

Pompano Beach Historical Society& Kester Museums

217 NE 4th Ave

Pompano Beach, FL 33060

Wednesday evening, July 22, starting at 5:30 PM, there will be a free special event with spritzers, appetizers and tours of the Kester cottages at the Museum.

Located in the City of Pompano Beach's Founders Park and in the heart of historic Old Town Pompano. This was where the pre World War I families gathered to enjoy holidays and celebrate life as a community. Today the park contains 2 of the original Kester Cottages that have been relocated from the beach and converted into historical museums. The cottages were built by William Kester as part of 65 wood framed cottages along the beach during the 1920's and 30's to stimulate tourism. Kester, who moved to Pompano in 1923, called the cottages "Pepper Crates" because they reminded him of the sturdy wooden crates farmers used to transport peppers up north during that time.

The West Cottage is curated to show life in the 1930's and 40's and the East Cottage is a collection of items preserving the history of Pompano Beach.

If you have any suggestions or ideas for our Newsletter, please reach out to:

Mike Nahat, mikenahat@gmail.com or Tom Fiorilli, tomfiorilli@icloud.com