

From: [Andrea P. Zanzuri](#)
To: [City Clerk Office](#)
Subject: Three Islands assessment.
Date: Thursday, June 19, 2025 12:04:23 PM

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To the City Clerk Office,

Since 1999, I am an owner at Oceanview Park Condo, unit 202 at 800 Parkview Drive in Hallandale Beach. I have been paying corresponding annual property taxes and now I am completely outraged by this special assessment.

A special assessment to make our streets and park safer in addition to working on the roads? ... adding trees and bike paths? Where in our park is there room for a bike path besides the walking path (which is used by the "public" not just residents of Three Islands.

If the park should be safer for the children, take it up with the engineers from **Parks and Recreation** who designed and built it; it's their responsibility. It is only the officials who feel this is warranted, not the residents who live here. Putting a special assessment on private communities for road and park improvements which we have been allocated for in our taxes is unwarranted and criminal.

Further, the city's neglect of the roads seems a violation of the duty of officials and the **DOT**, not the residences who pay their annual taxes. Regarding the road construction on Atlantic Shores for the past year – were the property owners assessed for that??

And why now? This condo community is up against our own special assessment for \$millions replacing the roofs, etc. for "safety and code requirements" and the idea of adding another assessment on top of this which is not detrimental to our "safety" should be off the table. The residents here, many of whom are retirees without extra income, are concerned about how they are going to finance their own building assessment and not find themselves in foreclosure. The concept of adding unequal taxation to one group of residents in one arbitrary unrestricted area of a community is more than questionable and crosses the line.

Were the owner/residents living by Atlantic Shores (who uses the park and streets on Three Islands) assessed for the road work this past year on Atlantic Shores? Maintain the area in the exact manor as any other road in the city offering full public access to any and all traffic. It is not a distinct area.

Focus on what is truly needed. We, the residents, have never heard one complaint. In fact, our traffic flow is easy and a pleasure to come home to even when being used by non-residents visiting Wal-Mart.

Further, the gatehouse has been **unoccupied** for many years and contributes zero value to the road other than to slow traffic entering and exiting as a speed bump. Allocating dollars to improve a useless vacant gatehouse lacks any critical thinking or responsible allocation of revenue. Three islands is NOT A GATED COMMUNITY.

I request that city officials propose ONLY fair and equitable treatment of all taxpayers of Hallandale Beach.

Cordially,
Andrea Zanzuri

From: [Carrie Sanchez](#)
To: [City Clerk Office](#)
Subject: Three Island Special Assessment.
Date: Wednesday, June 18, 2025 8:23:38 PM

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

I am a Senior Citizen living in Three Island . Many of us are. We simply cannot afford an additional assessment as our income is limited to our social security benefits. Please listen to us, we are voting No.

[Yahoo Mail: Search, Organize, Conquer](#)

To the Administration of Hallandale Beach.

I am writing to express my deep concern and formal objection regarding the recently imposed special assessment levied on all residents for city infrastructure improvements. I hereby wish to officially appeal this decision.

Firstly, as homeowners, we already contribute substantial amounts in property taxes, which are intended to fund such municipal projects. Secondly, these significant expenses should be incorporated into the city's budget at the governmental level, rather than being extracted from ordinary citizens who are already burdened with exorbitant Homeowners Association (HOA) fees and substantial special assessments within our residential complexes.

Many of us are struggling to meet our existing financial obligations. In the aftermath of the COVID-19 pandemic, the cost of living has risen sharply, while our incomes have remained stagnant. The city must consider the number of residents who may face financial ruin or be pushed to the brink of bankruptcy due to these additional charges.

To illustrate, my monthly financial obligations for fully paid-off properties are as follows:

- **HOA Fees:** \$649 (Apartment 1) + \$858 (Apartment 2) / per month
- **Special Assessments:** \$211 (Apartment 1) + \$215 (Apartment 2) / per month
- **Property Taxes:** \$170 (Apartment 1) + \$500 (Apartment 2) / per month

Total Monthly Payments: \$2,603 (Considering that I have no mortgage and the apartments are fully paid off, I can't even imagine what the total amount would be if there were a mortgage on them)

This does not even take into account the costs of various insurances, groceries, and other regular expenses that accumulate to a substantial monthly total.

After being laid off from my government position in television due to unexplained downsizing, I am now self-employed, earning approximately \$3,500 to \$5,000 per month. With such financial constraints, how am I expected to sustain a living, let alone consider starting a family under these conditions? The imposition of these unreasonable taxes is untenable.

Governor DeSantis has previously indicated intentions to eliminate annual property taxes. It would be more beneficial for the city to support and advance such initiatives.

Enclosed are copies of the original documents pertaining to my properties:

- **Tax Parcel Folio Number:** 514223AD0480
Property Address: Desoto Park North Condo, Unit 311, Building 7
- **Tax Parcel Folio Number:** 514223BJ0320
Property Address: The Olympus Condo Phase B, Unit 214

Sincerely,

Andre Sergunin
Resident of Hallandale Beach

TO THE CITY COMMISSION OF THE CITY OF HALLANDALE BEACH:

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSING SPECIAL ASSESSMENTS
IN THE THREE ISLAND AREA.**

We are not willing to pay additional tax fees, in addition to the one we are legally obligated to pay. You must correctly manage our tax payments to guarantee all the city needs.



Mercedes Grima E.

**400 Leslie Dr. Unit 523,
Hallandale Fl. 33003**



María Baudet Grima



400 S. Federal Highway
Hallandale Beach, FL 33009

May 29th, 2025

Grimau, Mercedes E H / E
Baudet, Maria Gabriela
400 Leslie Dr Apt 523
Hallandale Beach, FL 33009-2966



Re: Notice of Public Hearing to Consider Imposing Special Assessments in the Three Islands
Assessment Area
Tax Parcel Folio Number **514223BG1080** (the "Subject Parcel")
Subject Parcel Address: **THE TOWERS OF OCEANVIEW EAST, CONDO UNIT 523**

Dear Property Owner:

The City Commission of the City of Hallandale Beach (the "City") is considering the imposition of special assessments against the real property located in the proposed Three Islands Assessment Area, including the Subject Parcel identified above. The special assessments will fund capital improvements in and for the benefit of the Three Islands neighborhood including but not limited to milling and resurfacing of roads, new curbs and gutters, accessible ramps and crosswalks, pavement marking and signage, LED street-light conversion, guardhouse improvements, electronic speed feedback signs and other safety and security improvements, irrigation, landscaping improvements, traffic control and traffic calming improvements.

The assessment will be imposed on a per dwelling unit basis, with each dwelling unit assessed equally. A more specific description of the improvements and the method of computing the assessment for each parcel of property are set forth in Resolution No. 2025-059 adopted by the City Commission on May 21, 2025 (the "Initial Assessment Resolution").

The City Commission will hold a public hearing at 5:30 p.m. U.S. Eastern Standard Time, on June 18, 2025, at the Hallandale Beach Commission Chambers, 400 S. Federal Highway, Hallandale Beach, FL 33009, for the purpose of receiving comments on an ordinance imposing the assessments and providing for the method of collection (the "Final Assessment Ordinance"). You are invited to attend and participate in the hearing. You may also file written objections with the City Commission prior to or during the hearing. If you decide to appeal any decision made by the City Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

Copies of the Initial Assessment Resolution, the proposed Final Assessment Ordinance, and the preliminary assessment roll describing each parcel subject to the assessments are available for your review at the offices of the City Clerk, located at 400 S. Federal Highway, Hallandale Beach, FL 33009, telephone (954) 457-1489. Information regarding the assessment for the Subject Parcel is included below.

<image004.png>

Please note that Florida has a broad public records law. All correspondence via email may be subject to disclosure.

From: Neste, Geovanne <gneste@hallandalebeachfl.gov>

Sent: Tuesday, June 3, 2025 11:16 AM

To: Manning, April <amanning@hallandalebeachfl.gov>; Li, Sean <sli@hallandalebeachfl.gov>

Cc: Ellen <elle34567@rogers.com>; * City Clerk DL <CityClerkDL@hallandalebeachfl.gov>

Subject: RE: Letter that was sent to residents on Three Islands

Thank you April – are they expecting our call? We can call them back for any questions.

Best,

[Geovanne Neste | Finance Director](#)

City of Hallandale Beach Finance Department

[400 South Federal Highway | Hallandale Beach, FL 33009](#) | (954) 457-1371

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<image002.png>

Please note that Florida has a broad public records law. All correspondence via email may be subject to disclosure.

From: Manning, April <amanning@cohb.org>

Sent: Tuesday, June 3, 2025 11:15 AM

To: Neste, Geovanne <gneste@hallandalebeachfl.gov>; Li, Sean <sli@hallandalebeachfl.gov>

Cc: Ellen <elle34567@rogers.com>; * City Clerk DL <CityClerkDL@hallandalebeachfl.gov>

Subject: RE: Letter that was sent to residents on Three Islands

Good Afternoon Director Neste and Asst. Director Li,

The City Clerk's Office received calls reference the attached letter for Improvement Projects at Three Islands. The below individuals are who called:

Ellen Weiss (416) 880-2322

Angel Lopez (347) 661-2786

Respectfully,

April Manning | Records Manager

City of Hallandale Beach City Clerk's Office

400 South Federal Highway | Hallandale Beach, FL 33009 | (954) 457-1339

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<image005.jpg>

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From: Ellen <elle34567@rogers.com>

Sent: Tuesday, June 3, 2025 10:57 AM

To: Manning, April <amanning@cohb.org>

Subject: FW: Letter that was sent to residents on Three Islands

Importance: High

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

Hi April,

Attached is the letter we received.

Thanks,

Ellen

From: elle34567 <elle34567@rogers.com>

Sent: Tuesday, June 3, 2025 10:49 AM

To: elle34567@rogers.com

Subject:

Sent from my Galaxy

Assesment objections

From: Diana Barrows diana.barrows@gmail.com

To: Assessment assessment@cohb.org

Date: Wed, Jun 18, 2025, 4:49 PM

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

Dear Sirs,

I would like to object and or postpone the proposed assesment because my condo is assessing me major amounts not even including reserves that are due mandatory by 2026

So this is very bad timing

Thanking you for ypur consideration

Diana Barros

501 Three Islands Blvd #109

Hallandale Fl 33009

From: [Greer, Margo](#)
To: [City Clerk Office](#)
Cc: [Pearson, Demetris](#); [Santiago, Cary](#)
Subject: Elizabeth Manger (305.498.1144)
Date: Wednesday, June 4, 2025 4:20:52 PM
Attachments: [image.png](#)

Good Afternoon:

The above mentioned stated that she is a residence of Hallandale Beach. She received a letter from the City Clerk's Office regarding the meeting scheduled on June 18. She's inquiring if the meeting is open to the public.

Feel free to contact me with any questions or concerns.

Margo Greer | Senior Administrative Assistant

City of Hallandale Beach Finance Department

400 South Federal Highway | Hallandale Beach, FL 33009 | (954) 457-1306

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Please note that Florida has a broad public records law. All correspondence via email may be subject to disclosure.

From: [Jerry Jensen](#)
To: [City Clerk Office](#)
Cc: [Gene Bunge](#); [John McConaha](#)
Subject: Three Islands Special Assessment
Date: Tuesday, June 17, 2025 10:05:22 PM
Importance: High

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

The proposal for improvements have both items we need and don't need:

We need:

- The better taller or brighter lighting on the streets
- We need the streets restriped to clearly indicate parking places and center lines (we have been calling and complaining to the City for several years with no response).
- We need high speed cameras at the entrances, similar to the Turnpike, to capture license plates. Therefore, no need for gates.
- We do need continued monitoring of parking places in the community streets, speeding at the park, speeding above 25 mph on the local streets, and red light running at the intersections
- More frequent placement of portable speed limit warnings on the residential streets. These are more important than duck crossing permanent signs.

We DON'T NEED:

- We don't need the Guard Stations - they should be torn down and the medium beautified. They are an eyesore and have been useless for a decade.
- We don't need the gates - they are in constant disrepair.
- We don't need more speed bumps

The project should be paid as much as possible through the proposal for the Safe Neighborhood District to contribute \$1.1 million, using funds previously collected through the existing millage. And the rest of the funding should be paid through five years of increased millage in our taxes.

I believe these are very practical proposals, and should be seriously considered.

Jerry K. Jensen

Jerry Jensen & Associates, LLC

800 Parkview Drive, #1002

Hallandale Beach, FL 33009

Cell and Text: 248-977-7500

Email: JerryKJensen@msn.com

Website: <http://jerryjensenassociates.com/>

From: [cedia boxhill](#)
To: [City Clerk Office](#)
Subject: Special Assessment in Three Island -FL
Date: Wednesday, June 18, 2025 12:06:15 PM

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

Good Afternoon

My name is Cedía Boxhill. I live at 600 Parkview Drive, Hallandale Beach FL. I am also apart of the Board of Directors. I wanted to follow up and ask why can't our taxes be used to fix the items outlined for the special assessment. We have our SIRS, Insurance, ELS and we have an assessment that is ongoing for our 40 year. This is a lot of financial strain on us. Can you please use our taxes and not give us an assessment.

Thanks

Cedía Boxhill

600 Parkview Dr
Hallandale Beach FL

Bcedia@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

From: [Hedy Watters](#)
To: [City Clerk Office](#)
Cc: [cedia boxhill](#); [Shannon Berkman](#); [Richard Fodera](#); [Esmeralda Ana Bravo](#); [Laurie Yanofsky](#); [Ana Arfi](#); [Breach Carolyn](#); [Steve Wexler](#); [Carlos Rodriguez](#)
Subject: Concern regarding "Timing of Proposed Assessment" Tax Parel Folio No. 514223BC1980
Date: Wednesday, June 18, 2025 3:34:37 PM

Caution: This is an external email that did not originate from your organization. Please be cautious when clicking links or opening attachments. If you have any questions, please contact the IT Helpdesk.

Good afternoon, Commissioner,

I am a resident at Towers of Oceanview South, 600 Parkview Dr. in Hallandale Beach. I am not objecting to the intent of the proposed guardhouse and traffic calming project, however, I do want to express concern about the timing and financial impact of the assessment being imposed on homeowners,

Our building is currently *one heavy financial strain due to State mandated requirements*, including the 40 yr Recertification , the installation of (ELSS) Engineered Life Safety System, and a Bi-Directional Amplifier (BDA). These are essential legally required upgrades that already represent a major financial burden with significant cost !

Adding an additional City Assessment at this moment , especially when we already pay substantial property taxes; places undue burden on residents many of whom are retirees on fixed incomes,

I respectfully urge the City Commission to reconsider the timing or funding mechanism of this initiative, and explore alternative funding options that do not add further pressure on property owners.

Thank you for your consideration,

Respectfully,

Mrs. Hedy Watters

President, Board of Directors of
Towers of Oceanview South

Erika Patsias
200 Leslie Drive 223
Hallandale Beach, FL 33009
erika@fritz.net
786 3197242
6/10/2025

To the attention of:

City of Hallandale Beach
400 S FEDERAL HIGHWAY
HALLANDALE BEACH, FL 33009

Subject: Request for reconsideration of the imposition of special assessments

Dear members of the Hallandale Beach government,

I am writing on my behalf to express my concern regarding the possible imposition of **special assessments** for city improvements. While I understand the importance of maintaining and enhancing urban infrastructure, I respectfully request that alternative financing options be considered to avoid placing an additional burden on property owners.

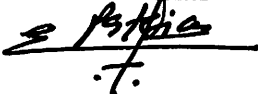
Currently, residents in this area are already facing **significant costs** due to assessments imposed by the association in compliance with the **40-Year Law**, which has created a considerable financial impact. The addition of new city-imposed assessments would further exacerbate economic strain, making it difficult for many families to absorb these expenses all at once.

For this reason, we urge you to explore financing options such as **local taxes, state subsidies, or municipal loans/bonds**. These alternatives would help distribute the cost more equitably and reduce the financial pressure on residents.

I appreciate your attention to this request and sincerely hope that the well-being of the community will be considered when making decisions regarding the funding of these projects. I remain available for further discussion and any opportunity to collaboratively find a fair and sustainable solution.

Sincerely,

Erika Patsias

A handwritten signature in black ink, appearing to read 'E. Patsias', is written over a horizontal line. Below the line, there is a small mark that looks like a period or a stylized 'f'.



400 S. Federal Highway
Hallandale Beach, FL 33009

May 29th, 2025

Erika Patsias
200 Leslie Dr Apt 223
Hallandale Beach, FL 33009-7312



Re: Notice of Public Hearing to Consider Imposing Special Assessments in the Three Islands Assessment Area

Tax Parcel Folio Number **514223BH0200** (the "Subject Parcel")

Subject Parcel Address: **F/K/A TOWERS OF OCEANVIEW POINT, UNIT 223**

Dear Property Owner:

The City Commission of the City of Hallandale Beach (the "City") is considering the imposition of special assessments against the real property located in the proposed Three Islands Assessment Area, including the Subject Parcel identified above. The special assessments will fund capital improvements in and for the benefit of the Three Islands neighborhood including but not limited to milling and resurfacing of roads, new curbs and gutters, accessible ramps and crosswalks, pavement marking and signage, LED street-light conversion, guardhouse improvements, electronic speed feedback signs and other safety and security improvements, irrigation, landscaping improvements, traffic control and traffic calming improvements.

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"written objection"

6-3-25

Dear City Commissioner,
(SORRY ABOUT THE BAD WRITING !!!)

I received your letter concerning a "special assessment" for TOVS, & surrounding area.

At TOVS 600 bldg, we were hit with a H46t special assessment just a few years ago. I know it goes by apt. size & mine was extra \$18,000. Being retired it hit us hard & your assessment will change everything again for us & every other family in our building & surrounding area. The area is already changing with large amt. of condos for sale. This would increase condo sales & everyone is already stretched to the limit. If we can NOT pay your fee, what will happen to each of us? Penalty? Court?.....

Please reconsider or at least make assessment small so we can all afford it. We want our area to stay nice, but not at the price of losing our homes. Thanks,

TOVS #831,

Mrs. Jane Hickman



Ms. Eva Stelzer
7005 N Kedvale Ave.
Lincolnwood, IL 60712



Ms. Jane Neihaus
4330 Greenwood St
Skokie, IL 60076-1810

CAROL STREAM IL 601
4 JUN 2025 PM 2 L



Do
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Finance

Offices of City Clerk
Hallandale Beach
400 S. Federal Highway
Hallandale Beach, FLA

4 JUN 2025 PM 2 L

666679-CAROL STREAM IL 601

33009



Dog Bite
Awareness
#DogBiteAwareness



June 2, 2025

To Whom It May Concern,

I, Anna Mudrova, the legal owner of the property located at 2216 NE 7th St #9, Hallandale Beach, FL 33009, Tax Parcel Folio Number 514223BA0210, hereby submit a formal objection to the proposed special assessment referenced in the notice dated May 29, 2025.

Pursuant to my rights under Florida law, I affirm that I do not consent to the imposition of any additional special assessments on my property. I already pay annual ad valorem property taxes, which are intended to fund public infrastructure and maintenance.

The imposition of a new financial burden—without my consent and without a demonstrated specific benefit to my property—constitutes an unfair and excessive levy, and violates the principles of proportionality and equity as recognized under Florida law.

I respectfully request that this written objection be added to the official public record and fully considered during the public hearing scheduled for June 18, 2025.

Sincerely,

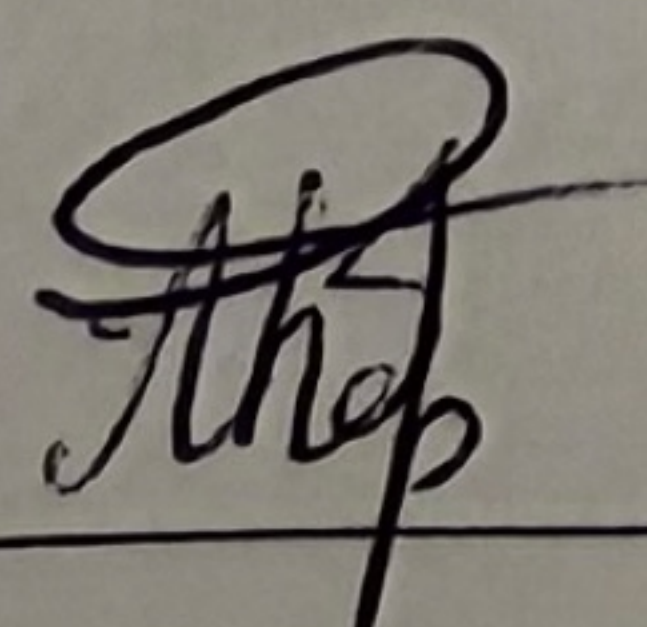
Anna Mudrova

2216 NE 7th St #9

Hallandale Beach, FL 33009

Phone: 786-508-5943

Email: amudrova91@gmail.com

Signature:  June 2 2025