

Hillcrest East 25, Inc.

Condominium Emergency Board Meeting Minutes: April 4, 2023

Call to Order: Meeting was called to order in Room 105, the Office of Hillcrest East 25, by Steven Hurtig at 4:00pm.

Board Members Present: Steven Hurtig, President; Lori Limardo, Vice President/Secretary; Harriet Dinari, Treasurer; Bill Cannizzaro, Member at Large

Board Members Absent: Will DeForte, Member at Large

Meeting Summary:

First Item on the Agenda: Steven Hurtig called the meeting to order and began the roll call of Board Members present.

Second Item on the Agenda: Steven Hurtig explained that because of time constraints, we needed to call an emergency meeting to approve the hiring of a vendor for the landscaping project on the two islands at the front of our building. The vendor is able to schedule this project to begin on Wednesday, April 5th and would not have its calendar available again until late in May. However, we would like to have Unit Owner, Louise Lamontagne present to help oversee the project and if we waited until May, Louise Lamontagne would not be here as she is already scheduled to return to Canada in early May. As we know, Louise Lamontagne has been beautifully doing our landscaping at the front entrance and by the pool area for quite some time and it would be very beneficial to have Louise Lamontagne present during the installation of this landscaping.

Furthermore, because we could help fill the vendor's calendar this week, they were willing to give us a 10% discount on the final invoice.

Steven Hurtig asked Lori Limardo to review the three bids that we acquired for this project.

Lori Limardo began with BLT Lawn Care, a company that has been trimming our trees on a regular basis. Their bid total is \$11,577 and includes Ficus trees which have very shallow roots and could eventually cause asphalt problems. The second bid is from Blue Sky Landscaping with a total of \$7000 and includes a variety of plants and a double Palm Tree. The third bid is from Easy Tree Services with a total of \$10,425 and includes a variety of plants and trees. In reviewing the bid from Blue Sky with the selection of plants, the addition of soil and the removal of some limestone, Blue Sky by far is the best choice.

Steven Hurtig had also spoken with our current landscaper and received a verbal bid which was significantly higher than what we were looking to spend on this project. Additionally, though BLT has always performed very well with trimming our trees, their prices for this project were just way too high. We have also discussed this project with our Maintenance Staff, Jose and David, who will install some additional sprinklers to the area.

Steven Hurtig then made a motion to hire Blue Sky Landscaping, Inc. to perform the necessary landscaping services on the two islands at the main entrance to our building. Harriet Dinari seconded the motion and the motion was approved unanimously by the Board Members present.

Steven Hurtig asked if there were any comments on this project. Lori Limardo stated that she is looking forward to the final product. Harriet Dinari stated that this company comes very well recommended and has seen pictures and presentations of their work on several big jobs and at some very expensive homes. They do a good job and use good quality plants and soil materials.

Third Item on the Agenda: Steven Hurtig then made a motion to adjourn the meeting. Bill Cannizzaro seconded the motion and the motion was passed unanimously by the Board Members present.

Meeting Adjourned: 4:11pm