

# Hillcrest East 25, Inc.

## Condominium Board Meeting Minutes: October 15, 2025

**Call to Order:** Meeting was called to order in the Lobby of Hillcrest East 25, by Steven Hurtig at 7:00pm.

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

**Board Members Absent:** none

### Meeting Summary:

**First Item on the Agenda:** Steven Hurtig called the meeting to order and began the roll call of Board Members present. Steven Hurtig then explained that for this meeting Unit Owners may ask questions after each agenda item rather than waiting until the end of the meeting. There will also be a guest speaker who will demonstrate the use of the new defibrillator that was recently installed.

**Second Item on the Agenda:** Steven Hurtig reminded that beginning January 1, 2026, Unit Owners will need to begin their monthly installments for the required Structural Reserves. The amount for these Reserves will be added to the amount for the maintenance on one check. There will not be a need for separate checks. Printouts for each Unit Owner are here that lists the required dollar amounts for each category of units. These amounts were projected about three months ago and those figures have not changed. At our annual meeting on December 11<sup>th</sup>, Unit Owners will still be voting on whether or not to waive the Non-Structural Reserves. Non-Structural Reserves are still not required by law to be collected. Only Structural Reserves are required by law to be collected. There were some questions which were all answered.

**Third Item on the Agenda:** Steven Hurtig explained that the Florida Legislature has changed the timelines for when buildings are to perform their regular recertification inspections. The law had originally required that such an inspection would take place ten years after the previous inspection. The Forty-Year Recertification for our building was performed in 2022 and the Board was planning for the Fifty-Year Recertification to be in 2032. However, the law now requires that such an inspection be performed fifty years after the building's Certificate of Occupancy was filed. Our Certificate of Occupancy was filed in January 1976. The Board has been receiving prices from various Engineers to perform this Fifty-Year Recertification by the January 2026. The new law has allowed an exemption for collecting Structural Reserves in 2027 and 2028 once the Fifty-Year Recertification Inspection has been performed. There were some questions which were all answered.

**Fourth Item on the Agenda:** Steven Hurtig updated Unit Owners on the Hollywood Planning Commission's unanimous vote to approve the Hillcrest Village project at 1101 Hillcrest Drive. This will be an affordable housing project placed across the street from the elementary school. Construction is expected to begin in 2027. Arguments were made at City Hall but the project was still approved. Lori Limardo added that this new building does not have a parking lot adequate for its tenants and will increase the traffic on our small road. Existing Hillcrest buildings are already experiencing a shortage of parking spaces and have been using parking spaces in nearby buildings. Teachers from the elementary school have been parking in the parking lot that will become the new 1101 building. There were some questions which were all answered.

**Fifth Item on the Agenda:** Steven Hurtig informed that the upcoming project to seal our parking lot will be performed in December. As was done when the new asphalt was poured, this project will be in three phases to allow for vehicles to park nearby on the swale. Each phase will be a one-day process for when those vehicles will not be permitted to park in our parking lot.

There were no questions.

**Sixth, Seventh and Eighth Items on the Agenda:** Steven Hurtig reminded of how the Emergency Life Saving System requirement has been kicked down the road by the Florida Legislature since 2002. The Legislature is now requiring that buildings such as ours have this system installed. This will require sprinklers throughout our common areas and a sprinkler right inside the door of each unit. This is an expensive project and will require a special assessment to fund it. Additionally, our existing Fire Alarm System is fifty years old and the Fire Department insists that it needs to be replaced. The Emergency Life Saving System will cost approximately \$900,000 and the new Fire Alarm System will cost approximately \$450,000. This assessment is not expected to impact Unit Owners until 2027 because of the loan structure. Note that the Fire Alarm is one of the Structural Reserve components. This means that because we will be installing a new Fire Alarm which will extend its expected life, the total dollar amount for our required Structural Reserves will drop significantly.

There were some questions and they all were answered.

**Ninth Item on the Agenda:** Harriet Dinari explained that recently the Front Desk Guards have been having issues with some of the food delivery people parking in Unit Owner's spaces and in the Fire Lane in front of our building. The Board is requesting that when Unit Owners order food to be delivered, that the drivers are instructed as to where to park.

**Tenth Item on the Agenda:** Steven Hurtig explained that the Guest Speaker has not yet arrived and will invite any further discussion on the agenda items until his arrival.

Robert Walsh from Rescue Beats arrived and demonstrated how to use the defibrillator.

**Eleventh Item on the Agenda:** Steven Hurtig then asked if there were any comments or questions on the agenda items we have discussed. There were none at this time.

**Twelfth 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.

**Meeting Adjourned:** 8:11pm