Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: February 25, 2026

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; 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.

Second Item on the Agenda: Steven Hurtig introduced two guests from FPL to discuss the FPL Energy Savings Program.

Third Item on the Agenda: Steven Hurtig announced that Board Member, Bill Cannizzaro is moving to Northern Florida which has left a vacancy on the Board of Directors. Steven Hurtig continued with an introduction to Don Johnston and described many attributes that would greatly contribute to our Board of Directors. Steven Hurtig then nominated Don Johnston to fill the vacancy on our Board of Directors. Steven Hurtig asked if there were any questions. There were no questions. Steven Hurtig made a motion for Don Johnston to fill this position. Harriet Dinari seconded the motion and the motion was approved unanimously.

Fourth and Fifth Items on the Agenda: Steven Hurtig gave an overview of the scheduling fiasco for the parking lot sealant project. This project was originally scheduled for January however it constantly rained and then the temperature was too cold for the sealant materials to be used properly. This project had to be rescheduled again and was finally completed with great success. Steven Hurtig thanked everyone for moving their vehicles and for their patience throughout this project.
There were some vehicles that did not have the required parking stickers on their window. To upgrade the monitoring of our parking lot, a new Parking Lot Committee will be formed. This committee would have two or three people who can walk through our parking lot once a week and note any issues that may need to be addressed.

Sixth Item on the Agenda: Steven Hurtig asked Harriet Dinari to speak about our Swimming Pool Gate. Harriet Dinari explained that on several occasions, our pool gate has been left open. This defeats the purpose of having a gate door for safety and security reasons. People who do not live in our building have been found using our pool which is exactly why a lock was installed on our pool gate. Harriet Dinari asked everyone to be sure to close the pool gate behind them.

Seventh Item on the Agenda: Steven Hurtig announced that there will be a little more landscaping done around the entrances and exits of our parking lot. This will increase the curb appeal to our

building. Also the foliage along the East end of our parking lot will be cut back. It has been two years since this was done and these bushes are growing too close to our vehicles.
Harriet Dinari wanted to thank Louise Lamontagne who has taken so much of her time to beautify the grounds around our building. Everyone present applauded in agreement.

Eighth and Ninth Items on the Agenda: Steven Hurtig explained that the Life Saving System is a very expensive system that the state has required to be installed. This system involves having sprinklers installed throughout our building, including one sprinkler in each unit. This project will start sometime in May. There are different contractors bidding on this project and once all the details are considered, there will be more information available. The funding for this project will be in the form of an assessment. The intention is to have our existing assessment paid off before this new assessment will begin.
Steven Hurtig reminded that our Fire Alarm System is around fifty years old. The Fire Department has notified the Board that it needs to be replaced. Contractors are being interviewed to begin this project in June. These two projects together will cost around $950,000.

Tenth Item on the Agenda: Steven Hurtig informed that our cooling tower will need some parts replaced. The A/Cs throughout our building will be turned off for one or two days.

Eleventh Item on the Agenda: Harriet Dinari suggested that when waiting for the service elevator with your dog, to please step back when the door opens in case there is someone already on the elevator ready to disembark. There have been some incidents when two dogs got too close to each other unexpectedly and began an unpleasant confrontation.

Twelfth Item on the Agenda: Harriet Dinari discussed the importance of reading the posted notices and the emails that are sent to Unit Owners. These notices are intended to inform everyone of what is going on in our building and what Unit Owners need to do in order to make living here an pleasant experience for everyone.

Thirteenth Item on the Agenda: Steven Hurtig asked if there were any comments or questions on the agenda items we have discussed. There were some questions and they were answered.
Steven Hurtig then made a motion to adjourn the meeting. Lori Limardo seconded the motion and the motion was passed unanimously.

Meeting Adjourned: 8:02pm