

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: January 10, 2019

Call to order: Meeting was called to order by Steve Hurtig at 7:30 pm

Board Members Present: Steven Hurtig, Armond “Clay” Hockman, Cindy Bridges, Mirjan Vehbiu and Sondra “Cindie” Rock.

Board Members Absent: None

Meeting Summary:

First item for vote: Steve Hurtig made a motion to waive reading and approval of the December 20th meeting minutes. The motion was seconded by Sondra “Cindie” Rock and the vote to approve the motion was unanimous.

Second item for vote: Steve Hurtig reported he has received multiple complaints from unit owners concerning cigarette smoke, ashes and discarded butts from smokers, making entering and exiting the building unhealthy and unpleasant. Additionally, picking up and disposing discarded butts on the property causes additional work for our maintenance staff. Mr. Hurtig made a motion to change the Hillcrest East 25 Rules and Regulations to no longer permit smoking outside in any common areas of the property. This proposed change does not restrict any unit owners from smoking in their individual units or on the terraces. The motion was seconded by Mrs. Rock and the vote for approval was unanimous.

Steve Hurtig reported that recently there was serious water damage sustained by two units below a unit that caused the damage, but the owner of the unit above has no homeowner insurance coverage to mitigate the costs. Mr. Hurtig reminded those present that a notice has been posted in the mailroom since last February of the requirement to submit to the condo office proof of current, mandatory homeowner insurance coverage, but most unit owners have not done so. All unit owners must submit proof of current homeowner insurance coverage to the office by January 31, 2019. Fines will be imposed as of February 1, 2019 for units failing to comply.

Steve Hurtig reported that the vacant 30 acres of land owned by the City of Hollywood, located southeast of the building, is now slated for development. Presently, a final decision for use of the land has not been made, but the options being considered include either an industrial park or multi-unit apartments. If an industrial park is developed, the possibility exists for increased large truck traffic and noise. If apartments are built, likely a portion of the units will be designated for subsidized Section 8 housing. Mr. Hurtig stated he will monitor the progress of the City of Hollywood’s development decision.

Steve Hurtig reported that, in violation of the Hillcrest East 25 Rules and Regulations, we continue to have a few renters in the building. Mr. Hurtig reviewed the 14-Day Rule for guests of unit owners. Unit owners in violation of the 14-Day Rule are subject to fines.

Armond “Clay” Hockman discussed the progress on the large electronic bulletin board in the lobby. Additional photographs and a slideshow of notices are being added to the electronic display. When testing is complete, the cords and electronics will be moved from view. Mr. Hockman stated that the equipment may possibly be utilized in the future for entertainment, such as “Movie Night” in the

lobby. Mr. Hockman also reported plans to install a smaller television screen in the mailroom, which will display notices of delivered packages, eliminating the small paper slips which the Front Desk Security guard presently tapes to individual mailboxes to notify unit owners of delivered packages.

Armond “Clay” Hockman discussed the progress made on organizing the bike room and identifying the owners of bicycles in that room. New decals may be issued for owned bikes to improve record keeping. Those bicycles that remain unclaimed will be donated.

Cindy Bridges provided an update on future parking plans. Mrs. Bridges explained that the available parking spaces in our lot are not enough to provide for 3 or more vehicles per unit. To accommodate some owners with more than two vehicles, plans are in progress to identify unassigned parking spaces that belong to the building and to make these spaces available for rent through a lottery process. Those spaces will be assigned new identifiable numbers and the vehicle associated with each rented space will be issued a color-coded parking decal. Also, new parking decals will be issued for reserved parking spaces and one guest decal, as needed, may be issued for one additional vehicle to park in the guest area of the lot. These new decals will be affixed inside the rear window of each vehicle to support Security’s management of parking. To better control guest parking, plans are also being considered for Security issued temporary parking placards for guests and to help monitor the one space designated for 15-minute parking, time-sensitive temporary permits.

Steve Hurtig reported the wind mitigation certificates are now available in the office and at the front desk for anyone who needs this for insurance or if required by a mortgage lender.

Sondra “Cindie” Rock reported on completion of the project to improve the lighting in the covered main entrance of the building.

Steve Hurtig opened the floor for questions from the owners.

Steve Hurtig called for the meeting to be adjourned, Armond “Clay” Hockman seconded and the vote for approval was unanimous.

Meeting Adjourned: 8:04 pm.