

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: October 24, 2024

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 there will be two guest speakers tonight. Steven Hurtig continued that the Board is not endorsing anyone and that these speakers are here for information purposes only. While we are waiting for them to arrive, the meeting will begin at this time with the issue concerning reserves.

Fourth and Fifth Items on the Agenda: Steven Hurtig informed that in the next five days, there will be some unfamiliar faces walking around the building, performing various tests. We are having two reserve studies done, both mandatory by the state. One is the required Structural Integrity Reserve Study and the other is the state mandated Reserve Study in itself. Steven Hurtig asked Lori Limardo to elaborate more on these studies.

Lori Limardo reminded that a couple of years ago, the state legislature passed the law that requires buildings above three stories to maintain fully funded reserves, beginning in January 2026. These reserves are intended to cover the cost of replacement for several different components of the building. To determine the costs necessary for compliance, we need to have this reserve study inspection. The Board has recently approved hiring the engineering firm that will be performing this inspection during the next several days. At the conclusion of this inspection, we will receive two separate Reserve Studies. The first is a Structural Integrity Reserve Study which is a visual inspection of the structural components that are in the various required categories, according to the new legislation. These categories include the roof, plumbing, load bearing walls, electrical system, waterproofing, exterior paint, concrete sealant, windows and exterior doors and the foundation. There are two phases to this inspection. The first phase is a visual phase. If any of the components fail the visual phase, then we will be instructed to proceed to the second phase which will be a more invasive inspection. This is the process for the Structural Integrity Reserve Study. The report from this study will itemize the cost to replace each component and break it down year by year for the purposes of determining the dollar amounts needed each year to maintain the required fully funded reserves. The formula for each component is determined by the total life span subtracted by its current age to reach the life remaining, during which we will need to accumulate the total cost of replacement in time for the end of its life expectancy. In other words, the newer the component, then the more years we will have to accumulate the total replacement cost, reducing the year's dollar amount needed. The older the component, then we would need to accumulate the total replacement costs more quickly, raising the year's dollar amount needed. In the case of our building, we have already replaced a lot of these components very recently. For example, in the electrical component, we have already purchased and installed a brand new generator. This will make a huge difference. We also have a new motor for our Service Elevator.

We just had the motor for our elevator #3 refurbished. These are major components and will make a huge difference. In the plumbing component, we have already replaced our domestic water pipes with new copper pipes. This also makes a huge difference. We passed our 40-Year Inspection and had many other major items addressed. The exterior of our entire building has been repainted and resealed, including around the windows. This is to say that the Board is very confident that our building will fare well in this inspection. We will see what this final Structural Integrity Reserve Study Report shows. This engineer is unique in that not only will we receive the Structural Integrity Reserve Study but we will also receive the standard Reserve Study. The other engineers that were interviewed did not offer both studies for the same fee. When we hired an engineer in 2018 for only the standard Reserve Study, we were charged around \$5,000. The standard Reserve Study is the same type of study that we have used throughout the years to determine what our reserves would be each year, though we have been voting to waive those reserves. This standard Reserve Study is still required, though because it is not structural, we will still be able to waive the reserves for the components in this standard Reserve Study.

Steven Hurtig added that if the engineer finds a violation in a component that fails the inspection, we are obligated by law to remedy that failure. This could put some financial pressure on the building, though this is not expected. Additionally, we have been able to do everything this year within the budget, not needing to ask Unit Owners for any additional money. We were able to work out a payment plan for the elevator #3 motor and were able to also pay for this engineering fee, of which neither were in the budget but we were able to work it in.

Lori Limardo also added that there may be one structural component that could come back as an issue that we may need to address. We may need to replace four or five of the exit doors from the corridors. These are heavy steel doors that are expensive to replace. We have not been able to find a place in our budget to replace these yet. We will see how they fare in the inspection.

Steven Hurtig pointed out that another major improvement on the building was when the terrace railings were replaced with new aluminum railings for each Unit. This will help immensely because these engineers are now making people convert their terraces to these aluminum railings.

Steven Hurtig asked for any questions on this topic. There were several questions and each were answered.

Third Item on the Agenda: Steven Hurtig introduced our first guest speaker, Hollywood Mayoral Candidate, Cat Uden. Cat Uden first apologized for her tardiness then reviewed her background that led her to run for Mayor this year. Cat Uden then spoke about the City of Hollywood's plans for redevelopment and the concerns about overdevelopment. There were several questions from the audience and Cat Uden answered them.

Second Item on the Agenda: Steven Hurtig introduced our second guest speaker, Broward County Commissioner, Idelma Quintana. Steven Hurtig pointed out that Idelma Quintana had helped our building in acquiring some necessary documentation that the Board had requested quite some time ago. Idelma Quintana began with her background then continued with her accomplishments while in office. Idelma Quintana stated that there is still a lot of work to do, therefore she is running to be reelected for

another term as Broward County Commissioner. There were several questions and Idelma Quintana answered each of them.

Sixth Item on the Agenda: Steven Hurtig informed that a combination lock was installed on our pool gate to keep unauthorized individuals from utilizing our pool. There have been several occasions when people who have nothing to do with our building have been found using our pool. These unauthorized individuals have used our pool like it is their beach. They have been told to leave however some would still come back. Since this lock has been installed, there have not been any such intrusions into our pool area.

Seventh Item on the Agenda: Steven Hurtig also informed that Emergency Signs have been placed on each of the doors to our stair towers. These doors are to be used only in cases of emergency. People have been using these tower doors to enter and exit the building, leaving the doors open which represents a security risk. There are cameras viewing these doors and anyone found using these doors for other than in an emergency will be fined. There will be no questions asked because this is a major security risk to the building. These doors are meant strictly for emergencies.

Eighth Item on the Agenda: Steven Hurtig then stated that the recommendation for a fine against Unit 210 will be postponed. The Board has met with the Unit Owner and are hoping that this can be taken care of privately without having to go through the hearing process.

Ninth Item on the Agenda: Steven Hurtig asked Harriet Dinari to discuss the plans for our holiday party.

Harriet Dinari asked everyone to save the date of December 20th for our holiday party. There will be a professional D.J. playing holiday music, hoping everyone will have a great time. Unit Owners can bring food, whether it is homemade or purchased. It can be an appetizer, main course or dessert. Harriet Dinari also wanted to thank everyone who signed the petition to remove the poles along Park Road and announced that they will be removed by the end of this month. The Unit Owners in attendance sprang into an applause for this announcement. Harriet Dinari thanked everyone and continued that there will be a redesigning of the bike paths and that Harriet Dinari will try to be involved in those planning stages.

Tenth 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.

Eleventh Item on the Agenda: Steven Hurtig then made a motion to adjourn the meeting. Lori Limardo seconded the motion and the motion was passed unanimously.

Meeting Adjourned: 8:09pm