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June 16, 2026

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Condominium Act, of a meeting of the Board of Directors of Hillcrest East No. 25, Inc.

The meeting will be held:

Date: Thursday, June 18, 2026

Time: 7:00pm

Place: In the Lobby of Hillcrest East 25

AGENDA

- 1) Call to Order**
- 2) Vote to reaffirm assessment in the amount of \$1,000,000 to install a State mandated Emergency Life Saving System.**
- 3) Vote to Approve amended loan terms to fund both projects.**
- 4) Presentation by Johnston Controls our board approved vendor concerning installation of the Emergency Life Saving System and new code compliant Fire Alarm System.**
- 5) Fine Recommendations for the following Unit Numbers and Owners:**

Unit #320 – 5/16

Unit Owner used a Building cart to transport unapproved items from his unit using the passenger elevator and then pushing it through the lobby. Additionally, the unit owner almost pushed the building cart into another unit owner when exiting the Passenger Elevator. Violation of Rules & Regulations page 4 item #17. Declaration page #19 item Letter I. Recommended fine \$100.00. Unit owner will have the right to a 14-day notice hearing before the building fines committee to be conducted in the Lobby.

Motion to approve recommended fine.

6) Unit #312 – 5/16 & 6/4

Unit owner's offspring left an overflowing trash bag of garbage in the middle of the third-floor trash room resulting in garbage being left on the floor. Violations Rules & Regulations page 4 item #12. Recommended fine \$100.00. Unit owner's contractor left

delivery material in the third floor corridor and on the third floor elevator landing creating unsafe passage for unit owners entering or exiting the third floor. When the contractor was advised to immediately dispose of the impeding debris he told the board member to mind his own business. Rules & Regulations page #4 item #13. Recommended fine \$100.00. Unit owner will have the right to a 14-day notice hearing before the building fines committee to be conducted in the Lobby.

Motion to approve recommended fine.

7) Unit #916 – 6/5

The unit owner improperly disposed of a 5-foot armored statue and large cumbersome boxes in the 9th floor trash room. Rules & Regulations page #4 item #12. Recommended fine \$100.00. Unit owner will have the right to a 14-day notice hearing before the building fines committee to be conducted in the Lobby.

Motion to approve recommended fine.

8) Unit #120 – 5/20

Unit owner's guest left automobile unattended under the service over-hang blocking two spaces for 2 hours. Tow truck was called but was canceled when the guest finally moved the vehicle. Violation of Rules & Regulations page #10 item 11. Recommended fine \$100.00. Unit owner will have the right to a 14-day notice hearing before the building fines committee to be conducted in the Lobby.

Motion to approve recommended fine.

9) Questions and Answers on Agenda items.

10) Adjourn the meeting.

Board of Directors