

# Hillcrest East 25, Inc.

## Condominium Board Meeting Minutes: May 14, 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.

**Second Item on the Agenda:** Steven Hurtig explained that our building is experiencing a growing issue with insects and rodents, beginning to infest some of our Units and in our trash rooms. The issue with roaches and rodents is that they can get into the walls and can create a really huge problem, making it more difficult to get rid of them. Several Units have been complaining about roaches and we have found some mice in a few of our trash rooms. Subsequently, all of our trash rooms have been treated and appear to be clean right now. These trash rooms will continue to be sprayed on a more frequent basis until this problem has been eradicated. The Board is reminding all Unit Owners to properly discard of all food containers and to not leave any food out that would attract these insects and rodents.

**Third Item on the Agenda:** Steven Hurtig informed that delivery is expected on the new washers and dryers in the third week of June. A representative of the company will be here to explain how these new machines and new payment system work. There are currently around seventy Units who have not yet paid their assessment for these machines. The Board is working to collect these funds so that the company can be paid on a timely basis. In light of this, Steven Hurtig opened an emergency six-month credit line at the bank in case any of these Unit Owner assessment payments come in too late. This credit line incurs no cost to the Association.

**Fourth Item on the Agenda:** Steven Hurtig asked Lori Limardo to address this item. Lori Limardo reminded everyone that every year in May, Floridians need to prepare for the upcoming Hurricane Season. There is a list of basic necessities posted throughout the building to help Unit Owners collect the supplies needed in case we experience any severe weather. These items are intended to sustain through multiple days, should our surrounding area be unable to then provide them because of damage or power outages.

**Fifth 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.

**Sixth 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:** 7:46pm