

Hillcrest East 25, Inc.

Condominium Meeting Minutes: May 29, 2019

Call to Order: Meeting was called to order in the lobby by Steven Hurtig at 7:03 pm.

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

Board Members Absent: None

Meeting Summary:

First item for vote: Steve Hurtig made a motion to waive the reading of the minutes and for approval of the minutes of both the March 20 and the March 21, 2019 board meetings. The motion was seconded by Cindie Rock. The vote to approve the minutes of the March 20th and the March 21st meetings was unanimous.

Steve Hurtig announced the 2019 board members, who are the identical board members as in 2018: Mirjan Vehbiu, Armond “Clay” Hockman, Steve Hurtig, Cindy Bridges and Cindie Rock.

Second item for vote: Steve Hurtig made a motion to retain the same board officers in the same respective capacities on the board for this year. The motion was seconded by Clay Hockman and the vote to approve the motion was unanimous.

Steve Hurtig announced a change in the late charges. Currently, by statute a late fee may be charged of \$25 or 5%, whichever is greater. Although we have charged a flat late fee of \$25, we will now charge a late fee of 5% of the monthly maintenance to units paying \$500 or more in monthly maintenance. Units paying less than \$500 in monthly maintenance will continue to be charged a late fee of \$25.

Steve Hurtig reviewed old business, including items that have been accomplished in the past four months. These items include:

- Installation of new cameras to improve security
- Implementation of the “No Smoking” rule in common areas of the property

Cindy Bridges reviewed steps taken to address issues in the parking lot, including:

- Identifying 16 building-owned parking spaces, painting the bumpers of these spaces to reflect the designation of these rental spaces and making these spaces available for rent, initially through a lottery in March for the spaces most in demand. Since holding the lottery, over half of the building-owned spaces have been rented, to the financial benefit of the Association. There are currently five building-owned spaces still available to rent. Unit owners with more than two vehicles who wish to park their additional vehicle(s) in the parking lot, may rent one or more building-owned spaces in the Association office, room 105.

- Issuing new reflective parking decals so that Security can easily identify the vehicles of unit owners.
- Creating an alphabetical roster of 295 license plates belonging to unit owners that includes the vehicle make and the unit to which each listed vehicle belongs. A binder was created and provided to Security as an aid in parking lot management, which includes this roster and a roster of all parking space numbers and units to which the reserved spaces are assigned.
- Providing written procedural guidance to Security for parking lot management.
- Identifying and designating space for short-term parking to accommodate guests' vehicles while they register with Security to parking in the Guest area.
- Coordinating with building Maintenance staff for parking lot signage needs and installation of 16 new signs. Included in the new signage are several signs directing pet owners to keep dogs off the grass and to be respectful by not allowing pets to relieve themselves in the service bay area. Additional pet signage will be installed as needed in the back of the building, if pet owners continue to not clean up and properly dispose of their pet's waste.
- Saving expense on Guest Parking permits by printing the permits on card stock paper, at a cost of under \$4.00 to create 100 Guest Parking Permits.

Cindy Bridges reviewed steps taken to enforce mandatory homeowners insurance coverage.

- In February, an inventory was taken of Association records for unit owners' current insurance coverage. After utilizing multiple methods of reminders to non-compliant unit owners, the number of units for which the Association has no proof of insurance coverage has decreased from 187 to 12.
- To maintain on-going compliance, a system was created to monitor expiration dates of insurance policies on record. A follow-up Reminder letter is issued to unit owners whose insurance policy on file expired the month prior and a Final Reminder letter is issued to unit owners who do not respond to the Reminder letter. So far, all recipients of these reminder letters have complied.

Steve Hurtig reviewed additional recent accomplishments, including:

- Installation of new, more attractive lighting in the front entrance overhang
- Replacement of the water pump and motor in the swimming pool and in the jacuzzi
- Change in Security personnel, both in the lobby and rover
- Completion of tree trimming to coincide with the start of hurricane season
- Service of the new roof to coincide with the start of hurricane season

Mr. Hurtig reported on new business, including:

- Update on the pending litigation with the insurer for building damage incurred from a past hurricane:
 - The Association has chosen to go into the appraisal process within the next 90 – 120 days. The appraisal process involves the insurance company and the

Association each bringing in an appraiser and, if the two appraisers don't agree on damage assessment, an impartial referee will decide the settlement amount. This process will hopefully result in faster claim resolution without additional cost to the Association.

- Emergency Life Saving System (ELSS):
There were 3 bills introduced in Tallahassee:
 - One bill to allow condominium buildings to opt out of the ELSS requirements. This bill was vetoed.
 - One bill was introduced to enforce the 12/31/19 deadline for condominium buildings to comply with the ELSS requirements. This bill was vetoed.
 - The State legislature passed a bill to extend the deadline to meet the ELSS requirements to January 31, 2024. The Governor has 30 days from May 3rd to sign or veto this bill. If the Governor does not sign or veto the bill by June 3, this legislation will become law. Assuming this bill to postpone the ELSS compliance deadline goes through, we plan to move ahead with other planned projects within the building.
- Other planned upcoming projects we want to address in the next 6 months:
 - Although we have not yet received the 40 Year Building Recertification notice, we anticipate the need to complete a large project of concrete restoration and exterior painting of the building. We are currently getting prices on this project.
 - We recently learned that we must replace all components in the service elevator, which may cost approximately \$100,000.
 - Replace the flooring in both passenger elevators
 - Re-decorate the lobby
 - Replace the carpet in corridors
 - Paint the service bay walls and resurface the concrete floor with epoxy

Mr. Hurtig explained that we will have competitive bidding on all upcoming projects but pointed out that the board will not automatically take the cheapest bid because we want a good product, vetted vendors and each job to be well done.

- Status of Association debt reduction:
 - We have 18 monthly payments remaining on our installment loan.
 - We have 28 monthly payments remaining on our Line of Credit.

Mr. Hurtig opened the floor for questions from unit owners.

Steve Hurtig made a motion to adjourn the meeting. The motion was seconded by Cindie Rock and the vote to approve adjournment was unanimous.

Meeting Adjourned: 7:45 pm.