

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: February 28, 2024

Call to Order: Meeting was called to order in Room 105, the Office of Hillcrest East 25, by Steven Hurtig at 6:00pm.

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 the Board Members present.

Second and Third Items on the Agenda: Steven Hurtig reminded that previously the Board had replaced the flooring in the two passenger elevators. At the time, the Board was concerned about the final installation of the flooring and ultimately held back a substantial portion of the payment for the installation due to these concerns. As it turned out, the flooring has not held up as well as we had originally hoped, likely due to the installation. Therefore, the flooring in these elevators will need to be replaced. Particularly since we have made so many other improvements in the building, it would be a shame to leave the elevators in the condition that they are in, especially as they are showing the beginnings of a possible hazard from tripping over edges of the tile pieces. Steven Hurtig then asked Harriet Dinari to explain what the Board can do to remedy this issue.

Harriet Dinari explained that the Board has contacted different flooring companies that specifically install elevator flooring and were recommended by our elevator maintenance vendor, Connections. The Board has narrowed the choice to three of those companies and has selected a color that would blend with the flooring in our Lobby. Harriet Dinari then asked Lori Limardo to review the bids submitted by these companies.

Lori Limardo began with the fact that there is no permit required for this project. The first bid is from Vasile Elevator which specializes in elevator flooring installation and offered their services for \$6,980.00. They have the color that the Board prefers which blends very nicely.

Harriet Dinari added that Vasile has a one-year warranty.

Lori Limardo continued that the warranty is for craftsmanship, materials and installation. Vasile detailed the installation technique which will be a glued-down material installation. The bid proposal went through the entire process.

The second bid is from LL Flooring, Inc. but their bid did not include much information such as their installation technique. Their bid totaled \$1,040.74 which was a little hard to believe.

Steven Hurtig asked if that included material and labor.

Lori Limardo replied that the bid specifies material but didn't include any more information.

Harriet Dinari added that LL Flooring also specializes in elevator flooring but that they have an installer that might not have the experience with elevators that we would accept which likely explains the low, low price.

Lori Limardo continued with the third bid from SS Elevator Design for \$9,000.00.

Steven Hurtig pointed out that these prices do not include any potential repairs to the subfloors, depending on their condition but that there likely wouldn't be any damage.

Lori Limardo added that Vasile had listed that any additional work on the subflooring would be a change order of not less than \$500.00.

Bill Cannizzaro asked if there was still tile underneath the wood.

Harriet Dinari replied that there was not, it was just the wood.

Cheryl Rainwater asked if the tile was vinyl or ceramic.

Harriet Dinari replied that it was heavy weight luxury vinyl which classifies it as commercial flooring.

Cheryl Rainwater asked if it would be sealed so water is kept from the subfloor.

Harriet Dinari replied that yes, it would be sealed.

Lori Limardo reiterated that it would be a glue down installation which is much more secure than the flooring currently in the elevators.

Steven Hurtig asked what the downtime for each elevator would be.

Lori Limardo replied that the downtime would be four (4) hours for the installation and twelve (12) hours for the flooring to cure.

Bill Cannizzaro suggested that it is given twenty-four (24) hours.

Steven Hurtig and Lori Limardo agreed.

Lori Limardo added that it is very disappointing that the first installation did not last but we were concerned almost immediately once it was installed.

Lori Limardo then made a motion to approve Vasile Elevator as the vendor to install the flooring in our passenger elevators.

Harriet Dinari seconded the motion and the motion was passed unanimously.

Bill Cannizzaro asked about the deposit and the lead time for Vasile.

Lori Limardo replied that there is a 50% deposit and that the lead time is 3-4 weeks.

Harriet Dinari added that they would need the time to order and receive the materials.

Fourth Item on the Agenda: Steven Hurtig continued with the project to replace the flooring behind the Front Desk where the Security Guard sits. This project was approved about a year ago however since this length of time has passed, it would be best to revisit the project for a more current approval. This flooring has holes to the concrete which is damaging the wheels on the Guard's chair, creating chips from the uneven floor. It definitely needs to be replaced. It is not an expensive job as it is basically an 8x4 square foot area. After speaking with Jose, we can purchase the materials and Jose will be able to install this himself.

Steven Hurtig then made a motion to approve the replacement of the flooring behind the Security Desk.

Lori Limardo seconded the motion and the motion was passed unanimously.

Bill Cannizzaro asked if it would be replaced with commercial flooring material.

Steven Hurtig replied that it would be commercial grade flooring.

Fifth and Sixth Items on the Agenda: Steven Hurtig introduced the discussion for a solution to the packages kept in the Lobby. Over the past months, the increasing volume of packages have continued to clutter our Lobby on the floor and on the Security Desk. Since we strive to have a beautiful Lobby, the sight of these packages detracts from the beauty that we would like to maintain. Steven Hurtig asked Harriet Dinari to discuss what can be done to mitigate this issue.

Harriet Dinari stated that Juan Carlos had sent some pictures of Building 26, showing cabinets that they had put in their Lobby. Harriet Dinari visited Building 26 to see how they have been working. The

cabinets can be locked which would secure the packages instead of having them out in what can become a very busy Lobby. Further, any packages on the floor can be a tripping hazard so it is imperative that we resolve this situation. We then had some cabinet makers come in to give an estimate however they were very costly. Harriet Dinari then called some other cabinet companies which had sent some samples of the colors and material. Harriet Dinari, Cheryl Rainwater and Lori Limardo had brought these samples to our Lobby and decided that we wanted a color that would blend with the walls and not be a focal point for Unit Owners and Visitors. Harriet Dinari asked Lori Limardo to show the color she was agreed upon.

Lori Limardo removed the sample from the envelope that was sent and passed it around. Lori Limardo also had several photos of the packages that had been cluttering our Lobby and photos of the finished cabinet that we had selected. Lori Limardo stressed that these cabinets would be locked and that as a retired Postal Worker, it is vital that Mail Packages are fully secured.

Bill Cannizzaro asked if the cabinets were prebuilt.

Lori Limardo replied that no, they come as a kit for us to assemble.

Harriet Dinari continued that we would purchase two (2) cabinets in order to accommodate the packages for all of our Units and that the large packages would be locked in the Service Area Cage.

Bill Cannizzaro asked if two cabinets would be enough.

Harriet Dinari responded that most of the small packages are sent in soft packaging and the larger packages would need to be kept in the Cage. Also that Lori Limardo had suggested that we could add a shelf if needed in each cabinet.

Bill Cannizzaro was leaning on the thought that we would need three (3) cabinets and asked if it would interfere with the TV.

Harriet Dinari suggested that we begin with two (2) cabinets to see how it works which would not interfere with the TV.

Steven Hurtig stated that he is in favor of the cabinets, especially if we can label the shelves so the Guard doesn't have to fiddle through several packages to find the ones needed. The important thing is that the Guards don't revert back to leaving any packages on the Desk or anywhere other than the Cabinet or the Cage.

Harriet Dinari replied that she has volunteered to oversee that these Cabinets are being utilized as intended. After speaking with Juan Carlos Camacho and Mykey Simillien, it is clear that they want to keep the packages off of the Desk.

Lori Limardo added that Juan Carlos Camacho is who actually brought this solution to the Board, so it is unlikely that he will ignore this solution just as the others will gladly follow through.

Harriet Dinari then made a motion to approve the purchase of the two (2) cabinets in this beautiful color that blends with our walls.

Bill Cannizzaro asked what the cost is.

Harriet Dinari replied that they will cost \$789.00.

Lori Limardo reiterated that Jose Corchuelo would be assembling them. Lori Limardo added that initially, was not in favor of the cabinets because it could have been an eyesore. However, after seeing how the color blends with the walls, was swayed to what will be a beautiful addition and the clutter will be gone.

Steven Hurtig reminded of the motion on the floor and if there was a second.

Cheryl Rainwater seconded the motion and the motion was passed unanimously.

Seventh and Eighth Items on the Agenda: Steven Hurtig decided to blend the next two agenda items together. The issues involve both the repairs to Elevator #3 and the possible change to our Elevator Maintenance Vendor who service our elevators on a monthly basis.

Originally, the solution seemed to be to replace the motor in Elevator #3 as we were told by our current Elevator Maintenance Vendor that there was no other alternative. The cost of replacing this motor would be \$72,000. Steven Hurtig spoke with three other Elevator companies, who quoted a new motor between \$72,000 to \$75,000. There is currently a 20 week backlog for the equipment needed to replace the motor. In the meantime, Steven Hurtig had three different elevator companies come in to assess our elevator #3 motor. Each of these three companies said that the motor could be fixed as opposed to replacing the motor. The cost of fixing the motor was quoted at around \$6,000 and could be performed in about three weeks. These companies each diagnosed the issue to be loose bearings which makes the noise when the elevator moves from floor to floor. Though these companies say that they can fix it, however we are currently under contract with Connections as our Elevator Maintenance Vendor. If we have another company come in to fix the motor, we would lose our warranty with Connections and may need to hire a new Elevator Maintenance Vendor to perform the repairs. At this time, although the agenda says to vote on a new Elevator Maintenance Vendor, we will wait another couple of weeks to compare the contracts in greater detail. One of the companies, Maverick, would make the repairs for \$5,900, however we would have to turn over our monthly maintenance contract to Maverick and break the contract with Connections. Another company, Motion, would make the repair regardless of whether we sign over our monthly contract with them or not. The third company, Nouveau, quoted \$12,000 for the repairs. These quoted repairs might end up as a band-aid rather than a long term fix. There is a lot yet to consider before making a final decision.

If we were to replace the motor, our budget would not be able to absorb this cost and we would need a second assessment. This second assessment would not be bankable from a loan as we still have an assessment that has not yet been paid off. This second assessment would need to be directly from the Unit Owners without any interest and would run anywhere from \$325 to \$450, depending on the size of your Unit. We could work out a situation if needed for this assessment to be paid in two or three payments. We have to be cognizant of the fact that we just had a huge increase in our monthly Maintenance and everyone's financial situation is different.

Steven Hurtig then opened up the floor for any questions or comments.

Bill Cannizzaro asked if this was the original motor for Elevator #3.

Steven Hurtig replied that yes, this motor is 47 years old. Steven Hurtig then reminded everyone that the Service Elevator Motor was replaced about a year and half ago.

Steven Hurtig then said that over the next couple of weeks, the Board will be reviewing the contracts and proposals in order to make the best decision when the votes are made. This decision will need to be made fairly soon as time is of the essence before the additional stress on this motor could further damage the motor.

Currently, every night we shut down Elevator #3 from 10:00pm to 7:00am to limit the use and to keep the motor quiet while people are sleeping.

Cheryl Rainwater asked if any of the companies stated how long this fix would last.

Steven Hurtig replied that Maverick said that the fix could last around five years and that they are willing to guarantee the work for three years. Also, Motion would not guarantee the work because they were not certain that this would resolve the problem. There is a lot of gray area and the Board will have to approach this from many sides and evaluate each of the contracts.

Lori Limardo asked if let us say Maverick were to repair the bearings, then the warranty for the repairs were to be solely on the bearings not on the motor and if it didn't fix the problem, then we would need to pay for an additional repair that was under the warranty.

Steven Hurtig affirmed that as correct.

Lori Limardo expressed concern that these companies might be nickel and diming us with small repairs that wouldn't actually fix the problem. Connections even had a completely different diagnosis and said that it could not be fixed, rather the motor needed to be replaced.

Harriet Dinari asked if we were to spend the \$72,000 for a new motor and then the time came for our Structural Reserve Study, would the new motor reduce the amount of our reserves and if we were to need to replace the elevator sometime in the future, would this new motor fit or would we need another new motor.

Steven Hurtig replied that it is not yet certain how the engineer would calculate the replacement cost of the elevator and how the new motor would be represented in that calculation. Also it is difficult to determine now if we would ever need a new elevator, how this new motor would fit.

Bill Cannizzaro suggested that if we were to order a new motor with a 20 week lead time, we should start the assessment, giving Unit Owners five months to pay it in full.

Lori Limardo reminded that we would need to pay a deposit when we place the order.

Steven Hurtig agreed that the deposit would be 50% and we would need to start the assessment before we place the order. As the alternative, if the Board chooses the repair path and hires a company other than Connections, we may need to break our Connections contract which expires in February 2025 and turn over our monthly Maintenance to this other company. This could be quite costly because we would have to pay the penalty for each month left on our contract.

Lori Limardo expressed reservations on cancelling our contract with Connections. We had made a commitment to Connections just like Connections made a commitment to us. There is high value in these commitments. Lori Limardo prefers to speak with Connections again, even after the recent conversations back and forth, and negotiate further to resolve the complications in moving forward. Steven Hurtig agreed and affirmed that every contract this Board has entered into has been honored. This situation has indeed become complicated because different companies have different solutions while Connections insists that we replace the motor, offering no other solution. The Board will need to present the options to Connections before we can consider cancelling our contract. This will at least give Connections the first right of refusal before we proceed. Hopefully, Connections can come to an agreement and simplify this entire process.

Nineth Item on the Agenda: Steven Hurtig reminded of the recent email blast and posted Notices about the Wildlife on our property. There are foxes and coyotes that live on the City property next door and roam on our property as well. These Notices remind Unit Owners to keep their animals on a leash while walking around outside. It is very disturbing that this past weekend, a Unit Owner did let their dog off of the leash while a coyote was sleeping on the grass by our Guest Parking area. Unfortunately, the coyote bit the small dog, actually picked up the small dog in its mouth and the dog has four puncture wounds in its neck. The dog has drains right now, will live and was found not to have rabies. The fact is the there are two coyotes out there. Unit Owners must keep their dogs on a leash while watching for these coyotes. We will send out another email blast in hopes to keeps everyone mindful and avoid such encounters.

Harriet Dinari asked about Unit Owners leaving food for some of the animals outside.

Steven Hurtig replied that Unit Owners have been asked not to feed any of these wild animals. Florida State Game Control has been called but will not respond. Coyotes are a protected species. It is possible to begin issuing fines to any Unit Owner leaving food outside for these wild and stray animals.

Bill Cannizzaro suggested a call to the City Mayor and perhaps have a fence built around the City property.

Steven Hurtig agreed and announced that Mayor Josh Levy will be at the Elementary School on March 14th to speak to Hillcrest and Park View Owners.

Steven Hurtig reminded everyone to watch for the foxes, coyotes and raccoons while walking outside, especially near the City property next door. One Unit Owner has a picture of a coyote with an iguana in its mouth. Helping to reduce our iguana population may be a good thing as iguanas are very invasive and can damage our property from underneath.

Bill Cannizzaro stated that iguanas are not native to Florida and should not even be here.

Tenth Item on the Agenda: Steven Hurtig then asked if there were any questions. There were none.

Eleventh Item on the Agenda: Steven Hurtig then made a motion to adjourn the meeting. Bill Cannizzaro seconded the motion and the motion was passed unanimously by the Board Members present.

Meeting Adjourned: 7:46pm