

Hillcrest East 25, Inc.

Condominium Meeting Minutes: August 22, 2019

Call to Order: Meeting was called to order in the main lobby by Steven Hurtig at 7:04 pm.

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

Board Member Absent: Cindie Rock (excused).

Meeting Summary:

First Item for Vote: Steve Hurtig made a motion for a vote to approve and to waive reading of the minutes of the August 15, 2019 board meeting, which were distributed to all board members on August 19, 2019. The vote to waive the reading and approve the minutes was unanimous.

Mr. Hurtig stated that the purpose of the meeting was to approve or disapprove authorization for the Board of Directors of Hillcrest East 25 to purchase impact windows and doors for the units without existing impact glass or shutters. The process of counting and inspection of the proxies was conducted by Cindy Bridges, Secretary of the Board and two unit owners, Karen Leventhal and Jason Oliva. Neither of these unit owners are affiliated with the Board or with any of the committees. Mr. Hurtig thanked these unit owners for their assistance in this project.

Cindy Bridges announced that we received 99 proxies that voted “Yes”, 60 proxies that voted “No” and two proxy ballots were received for which we could not identify the unit number nor could we decipher the signatures on the proxy ballots.

Mr. Hurtig explained that we needed 129 “Yes” votes to move forward with impact windows and doors in the building and, based on the vote, we cannot move forward by virtue of the voting interest of the building. However, the ballots submitted are good for 90 days, so the meeting will be adjourned and will be reconvened at another date. Mr. Hurtig stated that in the meantime, he will lobby the building to try to get the necessary 129 votes because he believes this is important.

Mr. Hurtig also stated that, for those unit owners concerned about the cost, the Board will negotiate very strongly and the Board believes we can obtain impact windows and doors at an excellent price. We have met with some great companies, the merchandise is of A-1 quality and the installation will be very good. Mr. Hurtig suggested that unit owners who want to get an idea of the costs for these items obtain a free estimate for their own units. He stated that he is confident that, with group buying and working under one master permit as opposed to separate permits, we can obtain a better price. Mr. Hurtig asked that unit owners understand that the Board is trying to protect the asset of the building and we are concerned about the safety in the building as well. The building has been hit by three hurricanes and we now have some weak window frames. Mr. Hurtig stated that the Board believes we can bring this project in with affordable rates. We have some excellent financial programs available, but we have not been able to fully negotiate rates because the Board does not have the authority to do so.

With no further discussion or new business before the board, Steve Hurtig made a motion to adjourn the meeting. The motion was seconded by Cindy Bridges and the vote to adjourn the meeting was unanimous.

Meeting Adjourned: 7:09 pm.