

LETTER FROM THE PRESIDENT

October 2025

Dear Unit Owners and Residents of Hillcrest Building 25,

Once again, the Board of Directors has been extremely busy upgrading many aspects of our building. Additionally, we have performed extensive preventative maintenance measures to crucial areas of our building. In doing this, we have managed to keep our Building maintained at the high level that we all expect. Also, throughout this past year, we have had several new Unit Owners move in and we wish them the same enjoyment and comfort that we have been experiencing in and around our Property.

Our Building is fortunate to have an excellent Board of Directors who genuinely care and take pride in our Building. I would like to thank each Board Member for their inciteful and independent contributions made towards our Condominium Association without which many of the accomplishments would not have been possible. As a result, 2025 has been another productive and successful year for our Association and Unit Owners.

Board Members

Lori Limardo, Vice President and Secretary

Harriet Dinari, Treasurer

Bill Canizzaro, Director

Cheryl Rainwater, Director

I would like to give special thanks to Lori Limardo for updating and maintaining our very popular and professional Lobby Bulletin Board.

I would like to give special thanks as well to Harriet Dinari for her leadership, concerning building cosmetics and conveniences.

Furthermore, I would like to thank our wonderful staff. Annie Belardo, our Office Manager who continues to perform at a very high level. Our Maintenance Staff, Jose Corchuelo, David Romero, Noe and Alex. Their dedication and detailed attention to Hillcrest East 25 has been invaluable. They are indeed a huge part of the team that keeps our building operating smoothly with their knowledge and expertise in maintenance related matters.

I would also like to thank the Guards at our front desk, Juan Carlos Camacho, Aydin Neymatov, Mykey Simillien and Larissa Jenette who have been doing a fine job in their various duties, including watching over our building.

We would like to review the improvements that the Board has overseen for the benefit of all.

Completed in 2025

We have performed significant preventative maintenance measures and replaced many elements of our building.

- Replaced the master dryer motor

This is the motor located on our roof which are connected to all of the dryers in the building.

- Cooling Tower

Replaced the motor and performed regular servicing

- Heaters

We have installed a new hot water heater for the 8th floor

- A/C Motor

We have replaced the A/C motor for the 17 line of Units

- A/C Compressor

We have replaced two A/C Compressors in the common areas of the building.

- A new Trash Compactor has been installed.
- New Washers and Dryers

We have purchased new Washers and Dryers for every floor. These have replaced the 12 year old machines we had and are already saving us money that had to be continuously spent on repairs.

We have issued new Laundry Cards to each Unit Owner with a \$5.00 credit applied. These new cards are connected to the company website and have serial numbers which allow for balance transfers if the card is ever lost. These new machines can be monitored by an App on your cell phone. For more information on this, feel free to contact the office.

- Painting

We have repainted and are continuing to paint several areas throughout our building. These areas are including but not limited to the Lobby, the Laundry Rooms and the Service Area.

- Replacing the Passenger Elevator Flooring

We have installed porcelain tile in each of the passenger elevators. The installation of the previous Vendor for this flooring was flawed and led to the premature deterioration of the materials.

Subsequently at that time, the Association made the decision not to pay for that initial installation.

- New Landscaping has been planted at our front entrance and in several of our parking lot islands

- New Flag

We have replaced the battered and faded American flag atop our front entranceway. This new flag was donated to the building by one of our Unit Owners.

- Parking Lot Asphalt

We have had the sink hole repaired.

We have contracted for sealant across the entire parking lot.

- Additional Warning Signs

We have posted additional Warning Signs for Trespassers that allow Police Officers to arrest any of these violators. Last year, we placed a combination lock on our pool gate to keep unauthorized people from using our pool and jacuzzi. These additional warning signs will inform potential violators before they encroach our property.

- Jacuzzi

We have replaced the drain covers and installed a new heater.

- Pool

We have replaced the drain covers and have repaired the persistent leak.

- Pool Deck

New Umbrellas have been installed as well as a new Clock on the restroom/pump house.

- Pump Room

We have installed a new motor in our pump room.

- Iguana Control

We have hired a company for Iguana control in our pool area foundation. These Iguanas are very invasive and can cause damage under concrete if they are not minimized.

- A new Defibrillator system has been installed on the 1st floor by the door to our pool
- Inspections and Structural Integrity Reserve Study

We hired an Engineer to perform these required Inspections and Studies and have calculated the dollar amounts for the mandatory Structural Reserves, beginning in January, 2026.

- General Reserve Study

This same Engineer also updated our General Reserve Study for our property. These are for the non-structural elements of our property which can still be waived by Unit Owners.

- Preparations for Sprinklers/Fire Alarm

We are preparing the financing for the new Sprinkler System and Fire Alarm which are required by law.

- Lobby Big Screen

We have purchased a new television monitor screen in our lobby for the slide show of pictures and information.

Completed in 2024

- Elevator #3

We have had the Motor for Elevator #3 refurbished. The motor had become so loud while in operation that we had to turn the Elevator off through the night so our Unit Owners could sleep peacefully. We were able to pay for this repair with a no-interest loan, keeping the cost within our budget.

- Structural Engineer

We have hired a Structural Engineer to perform our Inspection and Structural Integrity Reserve Study as well as the regular required Reserve Study. This Reserve Study will allow us to calculate better as to what our required Reserve amounts will need to reach.

- Property Insurance

We were able to acquire Property Insurance at the same levels as last year. This was our biggest item last year that forced the increase in our monthly Maintenance Fees. We were very pleased to not have to impose such increases again as the market is still very unfriendly.

- Delinquency Rate

We have continued to maintain a 1 1/2 % delinquency rate due to efficient collection procedures. This allows the Association to pay its bills on time and avoid any late fees.

- Parking Lot Sink Hole

We had repaired a small sink hole in our Parking Lot that if left alone would have become larger and dangerous to drivers. This sink hole was caused by a broken pipe under the pavement. The pipe was repaired and the sink hole was filled.

- Painted Curbs

Our Maintenance Staff has repainted our Curb from our Front Entrance around to our Service Area.

- Combination Lock

We installed a combination lock on our Pool Gate. We had been dealing with unauthorized individuals parking and walking onto our property to use our Pool Facilities as if it was a public beach. These

individuals do not contribute or care for the maintenance of our Pool area and we needed to stop this kind of traffic.

- Posted No Trespassing Signage

We have posted Warning Signs for Trespassers that allow Police Officers to arrest any of these violators.

- Mail Package Organization

We have assembled two Cabinets in our Lobby to organize Mail Packages for our Unit Owners. The package volume has steadily increased and using the front desk for storage was both an eyesore and inefficient.

- New Benches

We have purchased new Benches for each of our Landings in front of the elevators. The old benches were simply very old and were beginning to look out of place. These new Benches are comfortable and match our carpeting much better from a décor standpoint.

- Grant Money

Several of our Unit Owners have taken advantage of the \$10,000 Strengthen Your Structure Grant offered by the City of Hollywood for installing impact windows and sliding glass doors.

- Guest Speakers

We have had several Guest Speakers attend our Board Meetings to give valuable information and answer questions from the Unit Owners present.

- Broward County Commissioner for our area, Idelma Quintana gave us an update for different projects pending and underway. Commissioner Quintana also answered many questions, including some that led to the installation of the electronic Speed Signs on Hillcrest Drive.
- Broward County Property Appraiser, Marty Kiar informed Unit Owners of the dangers concerning different forms of fraud and how to protect your Deed from these criminals.
- We have had Hollywood Police Officers speak on the criminal activity in our area such as auto thefts and auto break-ins.
- City of Hollywood Development Manager, Ryon Coote spoke about different City Projects in our area.
- Hillcrest Angels Founder, Marcia Skupeika spoke about how her volunteers have helped so many other Hillcrest Unit Owners in need of assistance.
- Continuity of Our Building Staff

Our Building has been fortunate to have a Maintenance Staff, a Security Staff and an Office Staff who have been vital in keeping the business of Our Building extremely productive.

Completed in 2023

- Ongoing Monthly Lobby Electronic Bulletin Board Slide Show

Each month the Electronic Bulletin Board in Our Lobby displays before and after pictures of the various projects completed. Within the loop of slides, the Holidays of the month are highlighted for all to enjoy.

- Updated Our Building Evacuation Plan and Procedures

In case of an emergency that requires us to evacuate from Our Building, each Unit Owner has been sent the most recent Evacuation Plan and Procedures. If you have not yet received them, please visit or call the office and we will get them to you.

- Installation of Privacy Slats on the West Gate of Our Pool

The West Gate of Our Pool had a direct line of view to and from the parking lot. These Privacy Slats provide a less intrusive atmosphere while enjoying the amenities that Our Pool offers.

- Painted the Service Area Banister

Though we needed to replace the Wooden Fencing, the Wooden Banister is still in very good condition. Our Maintenance Staff sanded it and painted the banister white to match Our new Fencing.

- Milling and sealing of Our Parking Lot, including painting and/or replacing the car stops

We originally filed for the Permit to complete this project in November 2021. While we were waiting for the City of Hollywood's approval, we had these dedicated funds escrowed and ready to use. After a year, the City of Hollywood has granted their approval and we finally received this long-awaited Permit on November 22, 2022. We were able to schedule this project in February 2023. Though it took a little longer than expected, the final result left us with superb drainage and a surface that should last us for years to come.

- Installation of new Plants and Colored Stones in Our Parking Area

Once the Milling and sealing of Our Parking Lot was completed, we greatly improved the landscaping on a few of Our Islands near the front entrance. Louise Lamontagne was instrumental in the selection of these plants which continues the beautiful ambiance on Our Property.

- Installation of the Package Notification System

The volume of Parcel Packages has greatly increased over the last few years and Our Security Guards have been making the phone calls to each of Our Unit Owners to notify them of their package arrival. The Automated Package Notification System alleviates Our Security Guards from making these phone calls and instead they scan each package into the system. Each Unit Owner may request for the system to either call or text when a package has arrived. Each Unit Owner may also opt out of the system if they wish.

- Installation of Hotwire TV and Internet Services

Our Building has had Comcast Broadband Services for some time however the contractual increase in cost was outpacing the quality of the services and equipment provided. After shopping around for over a year, Hotwire was by far the value needed to continue to provide the technology compatible with the changing landscape. Hotwire has installed brand new infrastructure throughout Our Building and the bulky old white cable cords can be discarded. We now use Fiber Optics rather than Coaxial Cable. We are continuing to schedule additional projects, all of which are either paid for, escrowed or are within our budget.

- Extensive Jacuzzi Repairs

We have experienced several leaks and have had to change the skimmers, hoses and valves of Our over forty-year old Jacuzzi. Unfortunately, these repairs took much longer than we had originally anticipated.

- Continuity of Our Building Staff

Our Building has been fortunate to have a Maintenance Staff, a Security Staff and an Office Staff who have been vital in keeping the business of Our Building extremely productive.

- Annual Holiday Party

In 2022 we had Our Holiday Party, highlighting International Foods from the various countries represented by so many of Our Unit Owners. Unit Owners cooked these delicacies and cuisines that we may never have had the chance to taste otherwise. It was a fabulous time, meeting and mingling with Our Neighbors. There was music and dancing that lasted the whole night through.

In 2023 we planned a Holiday Party with a dessert the theme.

Completed in 2022

- 40-year recertification

Our 40-year Recertification has been completed and has been filed with the City of Hollywood.

- Concrete Building Restoration

Our Concrete Restoration project has been completed along with sealing the concrete and the exterior of the windows.

- Established the ACH Option

To make the monthly maintenance payments easier, the option to sign up for ACH (Automatic Clearing House) has been made available at no extra charge to Unit Owners.

- Painting of Pool House

Repainting Our Pool House was long overdue and now has a fresher look to it.

- Installation of new passenger and service elevator flooring

We have upgraded the flooring in our elevators which was long overdue as well.

- Installation of new security cameras in all corridors and in our Parking Lot

We have needed to replace our security cameras because they were becoming increasingly inoperable, leaving us with some blind spots. These new cameras have a much higher resolution and the new screens at the front desk have more options for viewing. These new cameras will also provide us with greater focus at each entrance and exit of our parking lot to read license tags and other details should any unauthorized vehicles and/or events occur on our property.

- Installation of the new FOB security system at our Pool, East and West Entrance Doors

We have installed a new FOB entry system to make the building more accessible for Owners and eliminate the waiting time for the Guard to buzz them into the building. We have kept the buzzing and intercom system in place as an alternative if needed.

- New flooring and furniture in office

After 45 years of decaying floor tiles and damaged office furniture, we have made some long awaited and necessary upgrades. We replaced the worn flooring with vinyl and removed the assortment of old desks to put in a new and functional working station for our office manager. Additionally, we added a second smaller working station and replaced a bookcase.

- Property tree trimming and removal project

Tree trimming and plant pruning have been completed as a precaution against any future storms.

- Resurfacing of Our Shuffleboard Courts

We were fortunate to discover that the company we had hired to resurface our shuffleboard courts was the same company who had originally installed them when our building was built. We have purchased new equipment and our Shuffleboard Courts are now ready to use.

- Commencement of refurbishing the Service Area

Plans called for refurbishing the Ramp Flooring in the service area and replacing the existing worn wooden fence along the ramp with a new fence. After reviewing several floor finishes, the more durable epoxy was the logical choice. The worn wooden fence was replaced with a white aluminum fence along the upper walkway and ramp.

- Replacing the Interior and Exterior Flooring of the Service Area

We saw the need to replace the existing worn interior floor tiles with a long lasting and durable floor finish for this area. As the epoxy was installed in the exterior Service Area, we continued this theme into the Interior Service Area.

- Installation of the new Stainless-Steel Fencing in Our Service Area

The old Wooden Fence was beyond repair. It had been hit several times by vehicles and was losing its strength as a necessary barrier along the rampway.

- Installation of new generator

We ordered this new generator back in early 2021 however we have been victimized by the supply chain issues which have continued to delay this delivery. This delay has forced us to incur the additional expense of renting a temporary replacement since February 2021. At this time, we are pleased to announce that our long-awaited new generator has finally arrived. The installation of this

brand new generator has alleviated the excess cost we have had to endure while renting the temporary replacement.

Completed in 2021

- Installed a New Motor for Our Service Elevator

The motor continued to fail on an ongoing basis, causing great inconvenience to our Unit Owners. Therefore, it was mandatory to replace and resolve this issue.

- Planted the Privacy Hedges and Eureka Palms around the Pool Area at no cost to Unit Owners

After years of negotiating with Pulte, the original developer of Park View, we had finally agreed on the planting of the hedges and Eureka Palms surrounding our pool, privatizing our pool area.

- Painting of interior corridors and doors

Over the last couple of decades, we've had very pink corridors. As part of redecorating the interior of Our Building, we had the opportunity to select a more neutral color.

- New Carpeting in the corridors and in Our Lobby

We saw the need to have floor boarding placed when deliveries or moving in and out or even when vendor work was scheduled to preserve and extend the life of our new carpeting. The success of this decision is evidenced by the many stains that are now on our floor boarding.

- New fixtures in building corridors

We replaced approximately 300 light fixtures throughout our corridors and lobby area.

- New Lobby Furniture

We replaced the broken and worn furniture in Our Lobby with new designer furniture.

- Exterior Painting of the Building

Through our concrete restoration project, we resealed the exterior of our entire building and applied a new and more attractive color combination.

Also Completed Over the Last Few Years

- Installed New Roof (2018)
- Installed New Copper Domestic Water Lines (2018)
- We have an Inventory of Back-Up Air-Conditioning Parts (2018)
- Replaced the Tile outside of Our Front Entrance (2018)

Projects Pending

- Installation of enhanced lighting in Our Parking Lot

We have been researching and contemplating on the best way forward to improve safety with the lighting in Our Parking Lot. The leading option is to enter into a leasing arrangement with FP&L for new and higher light poles with more efficient fixtures which will greatly enhance the lighting in our parking lot. We are currently working on the preliminary planning. This is a complex project and will take some time to reach a final decision on the equipment layout and the electrical capacity needed before we can break ground.

- Repainting the Interior Stairwell

Our own Maintenance Crew will complete this project, incurring only the expense of the paint and other such supplies.

- Replacement of the Louvers to the Electrical Room
- Milestone Inspections and the 50 year Inspection

- Continuing with Our Successful Collection Policies

We have maintained less than 1% in Unit Owner delinquencies. This greatly enhances our ability to run Our Building's business smoothly and plan for future projects.

Important future developments

- December 2025 Implementation of Emergency Life Saving System

The ELLS (Sprinklers) are back on the horizon and we will continue to keep you updated as more information becomes available. We were able to opt out of the full sprinkler system in 2016 in favor of an engineered life saving system which would be a lot less invasive to the building. The life saving system would only require one sprinkler in each Unit by the entrance along with new vents in the air conditioning closets.

- January 2026 Mandatory Full Reserves

During their last session in Tallahassee, the Florida Legislature has mandated additional requirements, concerning building inspections and fully funded reserves. After 2025, Associations will no longer have the option to waive reserves as we have been doing since the inception of the Association.

- 50 Year Recertification

Around the Building

- Planning of Christmas/Hannakah Party

Before I close, I would like to acknowledge how fortunate our building is to have a Unit Owner who continues to dedicate her talents to our landscaping. Louise Lamontagne has given our property a very elegant appearance all around our building.

And finally, I would like to thank each and every Unit Owner who has done their part in making Hillcrest East 25 a very pleasant place to live.

In spite of the many projects that have been completed there are still many challenges to navigate and there is more work to be done.

Enjoy Your Holiday Season!
Best Regards,

Steven Hurtig, President