

# Hillcrest East 25, Inc.

## Condominium Board Meeting Minutes: March 6, 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 and Third Items on the Agenda:** Steven Hurtig asked Lori Limardo to speak on these items. Lori Limardo then made a motion to waive the reading and approve the Meeting Minutes from August 22, 2024, October 24, 2024, December 9, 2024, and both the Annual and Budget Meetings from December 11, 2024. Bill Cannizzaro seconded the motion and the motion was approved unanimously.

**Fourth Item on the Agenda:** Steven Hurtig began with the news that the Board has met with the Engineer who prepared the Structural Integrity Reserves Study Report (SIRS). This Report studied the structural components of our building for which reserves will be mandated to begin collection January 2026. When first approached with the prospects of such a Report, it was represented that the required reserve amount would be significantly higher than the reserve amount concluded in the actual Report. The Board, with our Maintenance Staff, reviewed this completed Report with the Engineer and made some objections, regarding the average remaining life for various structural components. Subsequent to this meeting, the Board prepared a printout, listing the projected dollar amount that each Unit Owner will be responsible for in terms of Structural Reserves. These amounts are projections because they have not yet been voted upon. There will also be a vote whether to pool the reserves or to segregate the reserves. Pooling allows reserved funds to be utilized for any of the structural components. Segregating reserve funds would require a separate account for each structural component which could not be utilized for any other component. Also, the Engineer proposed two separate dollar amount levels that would satisfy the State Legislature requirements for fully funding structural reserves. There is a minimal amount and an optional amount.

The projected minimum dollar amounts are as follows:

A Units = \$62.00; B Units = \$82.00; C Units = \$98.00 ; AA Units = \$124.00 ; AB Units = \$143.00

These are the amounts required for the Structural Reserves. Unit Owners will still be allowed to waive the Reserves for the Non-Structural components of our building.

The Engineer inspected our entire building to come to these dollar amounts. Many other buildings have also been inspected and have had to make immediate repairs to comply with the safety codes which has forced them to assess substantial amounts of money in addition to the monthly reserve amounts. Our building is not required to assess any such money as the condition of our building has passed the inspections. Our building is only required to begin collecting the monthly Structural Reserve amounts in January 2026. This is very good news for our Units Owners. If there are any hardship cases, the Association is available to consider ways to assist Unit Owners through this time.

Steven Hurtig asked if there were any questions on this issue. There were several and each was answered.

**Fifth Item on the Agenda:** Lori Limardo reminded of the Emergency Meeting on March 4, 2025 that was needed to convert our property insurance from Citizens to Lloyds of London on March 5, 2025. This change is saving the Association approximately \$30,000 which is \$2,500 per month. Lori Limardo then read aloud the Meeting Minutes from this March 4<sup>th</sup> Meeting which detailed the different considerations.

**Sixth Item on the Agenda:** Harriet Dinari discussed the options for acquiring new Washers and Dryers. The Board considered leasing these new machines however after reviewing the contract proposals, have decided not to take this route. There were many loopholes in the verbiage which would severely cut into our share of the income as well as essentially trap our building into a much longer contract term than originally agreeing to. The Board is reviewing options to purchase new washers and dryers.

Lori Limardo added that such a purchase will require a new money card system in the next couple of months. The balance on our current money cards will not be transferable to the new money cards. Therefore, only add to our current money card, the dollar amount to be used over the next couple of months.

**Eight Item on the Agenda:** Steven Hurtig stated that there have been some inquiries about allowing to rent units in our building. Our documents currently prohibit having any rental units in our building. The Board cannot make any decisions to change this rule. It would have to be the Unit Owners to propose and change this rule. If there were to be rentals, the Association would perform background checks on the individuals taking residence in our building.

Lori Limardo commented that one of the things that separates our building from other buildings in our area that do allow rentals, is that Owners take care of their own property. Renters generally do not take as good of care of the property because they do not own it and are not as invested in it. This is the prime reason to oppose admitting any such rentals in our building.

**Ninth Item on the Agenda:** Steven Hurtig reminded of the rule for Move-Ins and Move-Outs. There have recently been some unpleasant incidents in the building because these rules were not being adhered to. Some moving trucks have needed to be refused because their Unit Owners were trying to Move-In after hours and on the weekends. The carpet was not being protected and there was not any reservation or deposit left for such usage of our service elevator. The Board will be vigorously enforcing this rule because of the unpleasant incidents that have occurred. The rule is clear to be Moved-In by 5:00pm on the weekdays.

Lori Limardo read aloud the clause from our Rules and Regulations, Section 1, Item 7.

Bill Cannizzaro pointed out that there are certain hours for construction in the units as well.

Lori Limardo then read aloud Section 1, Item 9, as it pertains to construction in units.

**Seventh Item on the Agenda:** Harriet Dinari spoke on the new porcelain flooring that was just installed in Elevator #3 last Monday and inspected last Tuesday. Elevator #2 will have the new porcelain tiles installed this Monday. This is a great improvement to the beauty of our elevators. Steven Hurtig added that the initial delay for this installation was due to the approval process of the permits. These permits applications were submitted four months ago. It took requesting the assistance from our Broward Commissioner to move this process forward.

**Eleventh Item on the Agenda:** Steven Hurtig explained that with the hurricane season approaching, the trees on our property will need to be trimmed. The company, BLT, has trimmed our hedges and trees in the past and has submitted a bid for this project that is \$3,000 less than any of the other bids we have received. BLT is willing to trim our trees for \$7,100.

Steven Hurtig then made a motion to approve the tree trimming project, hiring BLT as our vendor. Lori Limardo seconded the motion and the motion was approved unanimously.

**Tenth Item on the Agenda:** Harriet Dinari informed that there have been some complaints of animals urinating on the walls outside. This leaves a terrible smell. Also remember that dogs are not allowed on our lawn areas because there is a schedule for weed killer to be sprayed on these grassy areas. If dogs walk or run through this grass when weed killer is present, then it would be dangerous for them if they lick their paws. There are signs posted to keep off of the grass.

**Twelfth Item on the Agenda:** Steven Hurtig gave an update on the compressor for our pool. The needed work will be performed tomorrow and the pool water temperature will be warmer.

**Thirteenth Item on the Agenda:** Bill Cannizzaro wanted to remind Unit Owners to be sure to lock their vehicles in the parking lot. A few vehicles have recently been rummaged through as a result of the doors being left unlocked. Steven Hurtig stated that an email has been sent to Unit Owners regarding this reminder as well.

Steven Hurtig then asked if there were any comments or questions on the agenda items we have discussed. There were some questions as well as some appreciative comments regarding the Reserves. Each question was answered.

**Fourteenth 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:** 7:57pm