

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: January 30, 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; Cheryl Rainwater, Member at Large

Board Members Absent: Bill Cannizzaro, Member at Large; Harriet Dinari, Treasurer

Meeting Summary:

First Item on the Agenda: Steven Hurtig called the meeting to order and began the roll call of Board Members present.

Second Item on the Agenda: Steven Hurtig explained that after the discussion on this topic, the Board will answer any questions instead of waiting until after all of the agenda items have been addressed. This topic concerns the Report for the Structural Integrity Reserve Study (SIRS), which is required by law, and the upcoming meeting with the Engineer who issued this Report. This 153-page Report details every structural aspect of our building. The Board will be discussing with the Engineer several items that may need adjustments in the Report due to our records that could reduce the dollar amount required to be kept in reserve. Steven Hurtig reviewed again, as in previous meetings, the specifics in how the required reserves are broken down per structural item, per year. The Florida Statute requires that the collection of these reserves are to begin in January 2026.

Steven Hurtig informed that the Association will be seeking to move our property insurance policies to different companies and to align them to begin between hurricane seasons, when premiums are more lenient, rather than on our current date of August 25th. The catalyst for this move comes from the information given that our current insurance company, Citizens, will be dropping a percentage of their clients and our Association is one of them.

Steven Hurtig asked Lori Limardo to review some of the specific items in the SIRS Report. Lori Limardo reminded that the Florida Legislation has required that reserves be kept for only the structural components of a building. These components include the roof, load bearing walls, plumbing, electrical, fire proofing systems, water proofing and exterior painting of the building, the exterior windows and doors, as well as the balconies of each unit. Lori Limardo urged each Unit Owner to financially prepare for these extra monthly payments to begin January 2026. The exact dollar amount that each Unit Owner will be responsible for will be determined after this meeting with the Engineer.

Steven Hurtig reminded that quite a lot of maintenance work has already been performed here at Hillcrest East 25 which will greatly lower the required reserve amount. Our building is fortunate to be in this position as other buildings are faced with years of neglect, having to pay for the various repairs now all at once. This is very good news for our Unit Owners.

Steven Hurtig informed that the Florida Legislation has not yet addressed any changes to the Emergency Life Saving System requirements. This System was introduced in 2002 and has been kicked down the road ever since. Currently, this expansive system is required to be installed by January of 2027. If this requirement stands, the funding will need to be in the form of an assessment. The Board has hired an Engineer, who has issued an official Report which details the installation of this system. It involves having sprinklers throughout the common areas of our building as well as one sprinkler right inside the door of each unit.

The Board answered all the questions on these issues.

Third Item on the Agenda: Steven Hurtig informed that the Board would not yet be voting on a vendor to repair our trash compactor. There is still a proposal pending before a decision can be made. The company who our current compactor was purchased from, Miller Compacting, has submitted an estimate to refurbish our compactor for \$6,350 with a five-year warranty as opposed to buying a new one for \$19,000. Another company, Waste Management, suggested that they would offer a new compactor at a competitive price, though they have not yet submitted their quote. As soon as this quote is received, a decision will be made.

Fourth Item on the Agenda: Steven Hurtig articulated the reason for recently having to drain our pool. There were four different leaks that had to be repaired. Unfortunately, one of the compressors broke and cannot be fixed and are currently waiting for it to be replaced. Fortunately, this compressor had been purchased in 2022 with a warranty and will be of no cost for a new one. The only cost will be for the installation. The pool water is currently very cool. In the meantime, arrangements have been made with Buildings #23 and #24 to allow us access to their pool.

Fifth Item on the Agenda: Steven Hurtig explained that the Association is paying more money every month on repairs to our Washers and Dryers. These Speed Queen machines were purchased at the end of 2012 and have exceeded their expected average life. The question is how to replace these machines. The cost to purchase new machines could be approximately \$160,000. Rather than assessing Unit Owners for this large purchase, a proposal is being considered to lease brand new Speed Queen machines. The revenue would be split in our favor 55% - 45%. The current estimated revenue for this year is \$42,000. The average cost of repairs per month has been \$3,500-\$4,000. A lease agreement would not obligate the Association for any cost of repairs as it will be the responsibility of the leasing company. The Board is also considering an increase in the price per load to \$1.75 as many of the other buildings in our area are collecting. This increase will amount to an additional \$16,800 and with the elimination of the monthly repair expenses, our budget will not be affected. There will be more discussion on this issue before a decision is made.

Sixth Item on the Agenda: Steven Hurtig informed that February 18th is the tentative date for the installation of the new flooring in our passenger elevators. Beautiful porcelain tile has been purchased and will replace the current flooring that has worn prematurely because of its poor installation that ultimately, we did not pay for. The elevators will need to be recalibrated for the additional weight of the material and a Broward Inspector will finalize the work.

Seventh Item on the Agenda: Steven Hurtig stated that the Fire Department had required new signage with 3-inch lettering for the outside doors on our property. These signs have been purchased and put in place.

Eighth Item on the Agenda: Steven Hurtig explained that the Front Lobby Entrance Doors have been getting stuck. The rollers needed to be replaced, costing \$2,200 but they work very well now and should last quite a while.

Ninth Item on the Agenda: Steven Hurtig asked Lori Limardo to explain the probable need for a new Lobby TV Screen for the informational slideshow. Lori Limardo elaborated on the attempts to fix our current screen but none have proven effective. The likelihood of purchasing a new TV Screen of the same size is being explored. The Board is reluctant to purchase a "smart TV" with all of the bells and whistles that are unnecessary for our Lobby because it is only for the purpose of viewing the slideshows.

Tenth Item on the Agenda: Steven Hurtig then asked if there were any comments or questions on the agenda items we have discussed. There were some and they were answered.

Eleventh 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: 7:47pm