

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: June 6, 2024

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.

Third Item on the Agenda: Steven Hurtig introduced our guest speaker, Marty Kiar, the Broward County Property Appraiser. Marty Kiar discussed the state of our property values in Broward County, Homestead Exemptions, Portability, Property Taxes and also described several scenarios of white-collar crimes, fraudulent liens and fraudulent quick claim deeds. Marty Kiar brought several pamphlets on these subjects that can also be found at the Property Appraiser's Office. After the meeting, Unit Owners can register for the Broward County Property Owner Text Alert Service. This Service alerts Home Owners when a document is filed with the office, concerning your Deed. There were several questions from the audience and Marty Kiar answered them.

Fourth Item on the Agenda: Steven Hurtig asked Lori Limardo to talk about our new Security Guard. Lori Limardo explained that on February 25th, it was Domingo Velazquez's last day as a Security Guard in our building. Domingo Velazquez had to move up to Jacksonville to help his daughter with some things. Domingo Velazquez manned the swing shift which covers the days off of the other three Security Guards. The replacement Security Guard's name is Frantz Dilhomme and is a very nice gentleman. Frantz Dilhomme is learning our building so he doesn't know everyone yet but give him some time and we will all see how he works out. So far, Frantz Dilhomme has been very capable.

Second Agenda Item: Steven Hurtig asked Lori Limardo to conduct the voting on the agenda item. Lori Limardo put forth a motion to waive reading and approve the Meeting Minutes into the record from February 28, 2024. Steven Hurtig seconded the motion and the motion was passed unanimously.

Fifth Item on the Agenda: Steven Hurtig asked Lori Limardo to update everyone on our Elevator #3 Motor. Lori Limardo reviewed what was discussed in prior meetings and went on to describe the back and forth between the Board and Connections to reach a final agreement for the refurbishment of our Motor.

Our original Agreement was signed March 2022 with automatic renewals every year unless we cancel 60 days in advance. Our next renewal date is February 28, 2025 with an annual increase of no more than 4%.

The First Proposed Agreement with Connections to refurbish our Motor included several changes to our original Agreement which we had renewed until 2025. This was not acceptable to the Board and several subsequent proposals were offered.

These unacceptable changes included automatic renewals every 5 years (not the original 1 year) with annual increases of no more than 5% (not the original 4%). The expiration date of this unacceptable Agreement would have been February 28, 2030 instead of February 28, 2028 which would be when the final payment for the refurbishment would be made. There was no Warranty in this Agreement and Connections also raised the verbally agreed to monthly payment from \$1,000.00 to \$1,500.00. Finally, after these several exchanges on the phone and through emails, the signed Agreement has a 1 (one) Year Warranty on Parts and Labor, the automatic renewals will be every year with annual increases of no more than 4%. The monthly payments will be \$1,000.00 and the Agreement will expire February 28, 2028 when we make our final payment for this motor repair unless the Board chooses to renew for another year.

Lori Limardo wanted to stress the details of these negotiations because it is important to know that vendors try to slide unwanted changes into their different proposals. Ironing out these changes takes time and delays the anticipated repairs.

The total cost for this refurbishment is \$43,112.77 with 20% down and \$1,000.00 per month for 34 months with zero interest charged.

Connections will remove our Motor, refurbish it and reinstall it to place our Elevator back in service. Our Elevator #3 is expected to remain out of service for approximately 6 weeks. Our building is the only one in Hillcrest to have three elevators which definitely is beneficial in this situation.

Sixth and Seventh Items on the Agenda: Steven Hurtig spoke about Florida House Bill 1029 which is an offshoot of Florida's Save Our Homes Statute. The Save Our Homes Legislation was passed last year and allows the state to match every dollar that a Home Owner spends with two dollars for projects that would strengthen Single Family Homes against hurricanes or the elements. Subsequently, there was an uproar that condominiums were not eligible for this program. There was some lobbying in Tallahassee and now Florida House Bill 1029 is a program directed at the condominiums for the benefit of the Associations. In this particular program, the money will only come through to the Associations. It will not go to individuals. In essence, what the Board can do is file an application and they will give us up to \$175,000.00 that we can use for improvements in the building. This would be very beneficial because there are various projects that the Board would like to do but right now cannot afford with our budget. Some of these projects are to install impact windows in our Lobby, new Exit Doors on the East and West ends and on our tower which are very expensive and there are other possible strengthening areas that could be addressed. Part of the filing process is for the Board to vote on whether or not to file an application for these funds. This vote will need to appear in the Meeting Minutes to go with the application.

Lori Limardo added that this vote is only to approve filing this application. There is still more information to review and documentation to gather before actually submitting an application.

Lori Limardo then made a motion for a vote to file an application for the Florida House Bill 1029 program. Steven Hurtig seconded the motion and the motion was passed unanimously.

Eighth Item on the Agenda: Steven Hurtig explained that there was a sink hole in our parking lot. It turned out to be much larger than it originally appeared. The sink hole was actually 4 by 5 feet (4'x 5'). The sink hole was repaired, the cause was a broken pipe underneath the asphalt. The pipe has been fixed and the sink hole has been fixed. Vehicles can now drive over this area.

Lori Limardo wanted to go back to the 1029 and urged everyone to read this new law which can be found Chapter 2024-108. Copies of the Statute are available in the Association Office.

Ninth Item on the Agenda: Steven Hurtig asked Lori Limardo to update everyone on our Jacuzzi. Lori Limardo explained that there were some tiles that needed to be replaced. The Broward County Inspectors found some cracked and broken tiles. These tiles were located where people sit under the knee area, along the edge of this underwater seating bench. These tiles were immediately replaced with brand new tiles.

Tenth Item on the Agenda: Steven Hurtig asked Harriet Dinari to speak about the next item. Harriet Dinari stated that it has been noticed that when some Residents come into our Lobby from our pool area, they are dripping water on the tile because they haven't dried themselves enough. These tiles can be very slippery when they get wet. These drippings have also gone into the passenger elevators which is also not good because the water can seep through the flooring and do some damage. The Board is suggesting to please bring a lot of towels and dry off well before coming into our building. No one wants to slip on a wet floor or damage the passenger elevator flooring.

Eleventh Item on the Agenda: Steven Hurtig asked Lori Limardo to talk about the trespassing. Lori Limardo returned the focus back on our pool area. There have been several times when trespassers have been found walking around the back of our building, going through our gate and swimming in our pool. This is the only building in Hillcrest to have an exclusive pool that every Unit Owner in our building contributes their due portion. All the other buildings share their pool with one or two buildings and they pay for their pool. People who do not come from our building are easily recognized. They do not live here, they are not related to anyone here with permission and they are trespassing. Lori Limardo explained that there are now five new signs posted in spots around our property. One on our pool gate, one at the beginning of the grass behind our building and one at each entrance to our parking lot. Lori Limardo lifts a sample of the new sign and points to the bottom which states that a signed affidavit has been signed on May 2, 2024 which allows police to bypass issuing warnings and to arrest any trespassers found on our property. The sign is their warning. Unit Owners cannot have people coming on to our property, who do not contribute to our property, and use our property. There have been people who park in our parking lot like it's the beach and swim in our pool. This is outrageous so these signs are an attempt to put a stop to this activity. Steven Hurtig added that the sign that Lori Limardo held up is cardboard but the signs outside are metal. In addition to this, the Board is going to put a combination lock on our pool gate. This lock will be similar to the lock on the gate to our park behind our building.

Twelfth Item on the Agenda: Steven Hurtig asked Bill Cannizzaro to discuss the latest plans for the new City project next door.

Bill Cannizzaro began with an overall summary then would go into more details. In March 2018, the City put out a request for proposals from developers with their plans for the property next to the East side of our building. Four companies submitted bids and the company that won the proposal, Park Road Developments, LLC, drew out a couple of three-story buildings which would have 320 rental apartments. Apparently, all that changed.

They are going to build rental apartment buildings, a medical building, a gas station like a WaWa and next to that, either a fast food restaurant or a bank, whichever they can lease it to. This City property is all condemned. In 1958, it was used as a dump. They had dug out a lake and dumped truck tires, batteries and everything else they accumulated around the city. They would fill it, dump more into the lake and fill it again. This is why the property is up so high. The City has to sell or lease it as a "Brown Property" and the developer has to invest money to first renovate the property so it would no longer be

considered a “Brown Property”. There was a meeting where it was stated that it would cost \$10-13 million to renovate this property. Citizens will likely be paying that because it will be coming out of federal tax dollars.

Bill Cannizzaro continued to discuss his research, finding that at one time the City Commission could not sell public property unless the Citizens voted on it. However, this charter has since been altered to where the City Commission can sell public property with a 7-5 vote in favor. The Commission still cannot sell public property that is designated a Park and Recreation Area, like Orangebrook, for example.

The City property next door is not designated as a Park so the sale is legal and the developer is going forward with this project. However, now they are saying that original 320 apartments was the minimum number. Now there will be six 5-story residential buildings and a 2-story medical or office building. The developer is also going to renovate the City Utilities area and the City will lease that section of the property from the developer. They are going to have what is called a “Green Area” which be a drainage retention area. They will have a pipe going to a new lake they are going to build near Park Road. This pipe will carry the rainwater to the lake. It will take at least a year before this project can begin because there are still plenty of applications and processes that need to be completed. Steven Hurtig added that the problem with the Brown Field renovation is that they will be placing around four feet of soil on top of the existing ground. This property has been vacant for decades and it was toxic waste dump. Many, many developers did not want to touch that land which is why it is still vacant. This developer thinks that they can make this work but there is always the risk of seepage, no one knows how much asbestos or what kind of chemicals are in that ground. The Board is talking with the developers. Steven Hurtig wrote a letter to them, addressing concerns of the Brown Field renovation, the increased traffic, the increased noise, asking for clarification on what would be seen from our property among other concerns. There will be more updates on this in the future. Lori Limardo stressed that we might lose the trees and bushes on the East end of our parking lot. It is not known if they will leave the greenery or put up a fence or what they will do to divide the properties.

Thirteenth Item on the Agenda: Steven Hurtig explained that the building is being sued by one of our Unit Owners. This lawsuit, in essence, is a legal action against all Unit Owners in the building. This claim will likely increase our insurance premiums for all of us. There is also concern that the building could be exploited in the future. The Board is not happy about it but there is nothing that can be done. This will be at all of our expense.

A Unit Owner in the audience asked who it was.

Steven Hurtig stated that it is a public record and can be seen in the office.

Fourteenth Item on the Agenda: Steven Hurtig asked Cheryl Rainwater to update about the outdoor gardening.

Cheryl Rainwater stated that she had volunteered to help with the gardening while Louise Lamontagne was up North for the season. Cheryl Rainwater wanted to thank whoever has been helping to pick up the debris. It may be one person or two or more but thank you for helping. Cheryl Rainwater commented that we have a beautiful building and Louise Lamontagne does an awesome job with the garden when she is here. Cheryl Rainwater wants to keep the garden beautiful for when Louise Lamontagne returns to hopefully be able to say that Cheryl Rainwater did a beautiful job. The audience burst out in laughter. Continuing, Cheryl Rainwater does not want to disappoint Louise Lamontagne.

Harriet Dinari added that our garden has never looked so good during this time of year after Louise Lamontagne has left. It still looks very lovely and Louise Lamontagne will be very pleased and won't have to spend the hours to fix everything and catch up with the growth.

Fifteenth Item on the Agenda: Steven Hurtig asked Lori Limardo to talk about Hurricane Preparedness.

Lori Limardo reminded everyone that we are in Florida, it's June and Hurricane Season is here and encouraged everyone to watch for storms that may head our way. Lori Limardo posted a general list of items that should be ready in case such a storm approaches our area. This is the time to prepare these items because if a storm comes, we don't want to be in a rush to assemble the items we may need. These posted lists are on every floor by the elevators, in our Mailroom and on the Front Desk. Copies are also available in the office.

Sixteenth Item on the Agenda: Steven Hurtig then asked if there were any comments or questions on the agenda items we have discussed. There were several questions which were all answered.

Seventeenth 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.

Meeting Adjourned: 8:32pm