

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: June 18, 2026

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; Cheryl Rainwater, Member at Large; Don Johnston, 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 explained that the terms of the bank loan have changed. What was a five-year term with a fixed 6.41% interest rate is now a six-year term with the Association paying the interest during the first year or until the projects are completed. The interest rate that was used to compute the total cost probably will change. The formula was the five-year treasury note plus 2.5%. This will still be the formula used however the final fixed interest rate will not be known until a day before signing the papers which will possibly be next week. The new interest rate will amount to a couple of dollars more or less for each Unit Owner. With this, a new vote is needed to reflect these new loan terms. Steven Hurtig then made a motion to approve the loan with City National Bank of Florida in the amount of one million dollars based on the five-year US Treasury Note plus 2.5% (250 basis points) for a total term of 6 years to fund the Emergency Life Saving System and the new Fire Alarm System. Harriet Dinari seconded the motion and the motion was approved unanimously. Steven Hurtig then made another motion to reaffirm the approval of the assessment in its current form to fund the two projects, the State of Florida mandated Emergency Life Saving System and the City of Hollywood mandated new Fire Alarm. Harriet Dinari seconded the motion and the motion was approved unanimously.

Fourth Item on the Agenda: Steven Hurtig introduced the representatives from Johnson Controls who will explain the projects and can answer any questions. Jose Aguilar will cover the installation of the Emergency Life Saving System and Sam Rodriguez will cover the installation of the new Fire Alarm System. Handouts were passed out and questions were asked and answered.

Fifth Item on the Agenda: Steven Hurtig asked Don Johnston to speak about the fine recommendations listed on the agenda. Don Johnston began by explaining that when recommending fines, the Board of Directors must follow the statutes, other applicable laws and our governing documents, such as our Declaration of Condominium page #19, item Letter I. The Board of Directors is limited to reviewing and voting on matters properly before it. This meeting is not the place or the time for individuals who have received a notice of violation to present any arguments concerning their case. Those matters are addressed separately before the Building Fining Committee where Unit Owners are afforded the opportunity to be heard and to present their position. This Committee is of our peers and is independent of the Board of Directors.

The first recommendation is for a fine of \$100.00 to Unit #320. On May 16, 2026, this Unit Owner used a building cart to transport unapproved items from his unit using the passenger elevator and then

pushing it through the lobby. Additionally, this Unit Owner almost pushed the building cart into another Unit Owner when exiting the Passenger Elevator. Violation of Rules & Regulations page 4, item #17. The recommended fine is \$100.00. Unit owner will have the right to a 14-day notice hearing before the Building Fining Committee to be conducted in the Lobby. Don Johnston then made a motion to approve this fine. Steven Hurtig seconded the motion and the motion was approved unanimously. This matter is referred to the Fining Committee for confirmation.

Sixth Item on the Agenda: Don Johnston continued with a recommendation for a fine of \$100.00 to Unit #312. On May 16, 2026, this Unit Owner's offspring left an overflowing trash bag of garbage in the middle of the third-floor trash room resulting in garbage being left on the floor. Violation of Rules & Regulations page 4, item #12. The recommended fine is \$100.00. On June 4, 2026, this Unit Owner's contractor left delivery material in the third-floor corridor and on the third-floor elevator landing creating unsafe passage for unit owners entering or exiting the third floor. When the contractor was advised to immediately dispose of the impeding debris he told the board member to mind his own business. Violation of Rules & Regulations page 4, item #13. The recommended fine is \$100.00. Unit owner will have the right to a 14-day notice hearing before the Building Fining Committee to be conducted in the Lobby. Don Johnston then made a motion to approve these fines. Steven Hurtig seconded the motion and the motion was approved unanimously. These matters are referred to the Fining Committee for confirmation.

Seventh Item on the Agenda: Don Johnston continued with a recommendation for a fine of \$100.00 to Unit #916. On June 5, 2026, this Unit Owner improperly disposed of a five-foot armored statue and large cumbersome boxes in the 9th floor trash room. Violation of Rules & Regulations page 4, item #12. The recommended fine is \$100.00. Unit owner will have the right to a 14-day notice hearing before the Building Fining Committee to be conducted in the Lobby. Don Johnston then made a motion to approve this fine. Steven Hurtig seconded the motion and the motion was approved unanimously. This matter is referred to the Fining Committee for confirmation.

Eighth Item on the Agenda: Don Johnston continued with a recommendation for a fine of \$100.00 to Unit #120. On June 5, 2026, this Unit owner's guest left automobile unattended under the service overhang blocking two spaces for 2 hours. Tow truck was called but was canceled when the guest finally moved the vehicle. Violation of Rules & Regulations page 10, item #11. The recommended fine is \$100.00. Unit owner will have the right to a 14-day notice hearing before the Building Fining Committee to be conducted in the Lobby. Don Johnston then made a motion to approve this fine. Steven Hurtig seconded the motion and the motion was approved unanimously. This matter is referred to the Fining Committee for confirmation.

Steven Hurtig added that this car was left in our service area while it was raining, forcing other Unit Owners to have to unload their vehicles in the rain. Our service area is for all of our Unit Owners to be able to pull in under the overhang, especially while it is raining. This Unit Owner who left the car blocking both spaces showed no consideration for anyone else in our building.

Ninth Item on the Agenda: Steven Hurtig asked if there were any questions on the agenda items. There were some and all were answered.

Tenth Item on the Agenda: Steven Hurtig made a motion to adjourn the meeting. Harriet Dinari seconded the motion and the motion was approved unanimously.

Meeting Adjourned: 8:12pm