

Inside Hillcrest

– Connecting Neighbors to Neighbors –



OCTOBER 2019

HOLLYWOOD, FLORIDA

VOLUME 13 • ISSUE 10

OCTOBER INSIDE HILLCREST

DON'T MISS AN ISSUE OF INSIDE HILLCREST. JOIN OUR SUBSCRIBER LIST. SEND US YOUR EMAIL ADDRESS TO INSIDE.HILLCREST@COMCAST.NET

(We NEVER share our subscriber list with anyone ever!)

TOP STORY OF THE MONTH

One Hillcrest building owes me \$50.00 and another owes me \$75.00. Any Hillcrest condo buyer who is reading this that was charged more than \$100 for the application/transfer fee when you bought your condo, contact your association for a refund. Why am I being so forceful about this issue? Because over the years I have consistently warned the building presidents about this. In the first case, I paid the extra \$50.00 so the buyer for the unit we were selling was not fraudulently charged. In the second case we bought a condo to flip and was overcharged by the association by \$75.00. And if I am reading this correctly, if a rental is renewed NO fee can be charged so, all you renters out there should contact the association for your refund(s) also. The shame of this problem is that some of these buildings have professional management that should know better. FOR THE FULL EXPLANATION, SEE PAGE 13.

OPINIONS ARE LIKE ***** , EVERYONE HAS ONE

"Opinion has caused more trouble on this little earth than plagues and earthquakes." – Voltaire. It is crazy to me that people are no longer friends because of differing opinions. Sometimes I am shocked at people's opinions, but I like their company so we end up respectfully agreeing to disagree, and we don't bring up that particular subject again. My daughter stopped following her dad on Facebook because he started posting what she felt was negative, unsubstantiated "facts" about current and former leaders. (Was that delicately put or what?!) With the internet, it has never been so true that "A lie gets halfway around the world before the truth has a chance to get its pants on."

I have a friend who not only opined that a current leader who I find abhorrent was the greatest thing since the second coming, but a few minutes later when a news story came on about Bill Cosby and his conviction for sexual

assault, said, "Those women need to just get over it, it happened 30 years ago for Pete's sake!" I just looked at her and said, "How the hell are you and I friends?!" And yes, we are still friends. Most people form opinions based on their own experiences and sometimes just cannot relate to an experience they never had.

There has been a definite culture change in this country. There is such a large platform available to misconstrue the words and actions of others. These days even if you know nothing about someone except for what you "heard" you can spread lies not only face to face but digitally. Forming negative opinions about people you don't know can deprive you of having good people in your life. Even witnessing a situation or comment does not greenlight a rush to judgement. We should be asking ourselves, "I know what I witnessed, but do I know what it meant?" If you don't know, find out before talking about people or topics you don't really understand or know about.

One of our board members said something at a meeting meant to be a joke, but it came out all wrong – it almost sounded prejudiced. Immediately there was a reaction and she was visibly embarrassed. After the meeting, I told her not to worry; the people who know her are not going to take it the wrong way and only the building mean girls will gleefully repeat it to anyone who will listen as "evidence" of what they want others to believe about her. People with good character speak to each other face to face, never behind someone's back.

Anyone remember Reader's Digest? There was a story that was in one issue back in the 80's that taught me a life-long lesson. It was about a man on a train with this three young children. As he sat gazing out the window at the scenery, his kids were running amok. His demeanor was blissfully oblivious. Finally, a fellow passenger said, "Hey buddy, can you please control your kids?!" The man snapped out of his seemingly

peaceful reverie and said, "Kids, come over here and sit down." He then apologized and replied, "We just buried their mother and I don't think any of us know how to act."

Because of that story, I try very hard not to assume negative motives when I see or hear something that seems off. And I definitely try not to repeat hearsay; anyone who has played the game "Gossip" knows how dangerous that can be.

BELATED THANKS

Inside Hillcrest published an article in September on communication legal requirements governing Hillcrest hi-rise buildings. The article quoted a Hollywood Fire Department official on what hi-rise buildings must do to comply with rules and laws governing BDAs or Bi-Directional Amplifiers. The BDAs are signal boosters that help emergency responders communicate inside and outside the building and with responders located away from the site of the emergency. Inside Hillcrest wishes to thank **Sandy Goldstein, the property manager for Building 19**, for asking questions about the BDA requirements, and passing along her concerns to Inside Hillcrest. Sandy is always looking to share information that can help all of our buildings and we appreciate it.

HILLCREST LEADERSHIP MEETING WITH PULTE

Steve Schneider, our IH reporter, covered the meeting on October 14th so this month's issue is a couple days late so we could include the notes. See page 2. for his notes.

OUR NEWEST INSIDE HILLCREST CONTRIBUTOR

We are starting to print some blogs that **Eric Glazer** (one of the best condo attorneys in town) posts on his website. He has been practicing association law since 1992 with his firm, Glazer and Associates. If you are a unit owner and would love to get an attorney's opinion without the hourly rate, tune in to his radio show, **Condo Craze and HOAs** that airs on Sunday mornings at 11AM, on 850 WFTL. Or go to www.850WFTL.com for a live stream. This show presents a forum for Board members and owners to tell their side of the story. As his website says, "There is lots of great discussion and we have certainly had some screaming and yelling, not unlike your typical Board meeting."



HILLCREST LEADERSHIP COUNCIL MEETING WITH THE PULTE GROUP, OCTOBER 14, 2019

By Steve Schneider

The New Year is scheduled to ring in the grand opening for the park that borders Hillcrest and Parkview at Hillcrest says **Rich Kasser**, Pulte Project Manager for Parkview at Hillcrest. He discussed the various park-related projects that are underway to set the stage for the projected Grand Opening.

Kasser was the sole Pulte representative to attend the meeting, a follow up to an Aug. 12 event in which unit owners shared concerns about the pace of the development and its consequences on Hillcrest. Both meetings were held at the small clubhouse at 4500 Hillcrest Drive. **Steven Hurtig**, the president of Hillcrest 25 and the president of the Hillcrest Leadership Council, conducted the meeting. Hurtig opened the meeting by thanking **Herman Melotti** for his many years of service to the Hillcrest Community. Melotti is a former president and vice president of Hillcrest 27 and the former president of the Hillcrest Leadership Council. Melotti, a professional engineer, has been an advisor to many Hillcrest building boards over the years when they needed advice on special projects.

Kasser advised the leadership attendees that landscapers will continue to weed and seed ground, mow grass and trim trees. Benches and trash cans will be placed near entrances. Pulte has also decided to move a proposed playground from the southwest side of Parkview, near 52 Avenue, to a location beside the large clubhouse and pool area. Kasser said Pulte will soon install locked gates at designated openings along the walking paths bordering the park. Residents will gain access by punching in a code to the lock on the gates, Kasser said. Officials are still working on the best way to initiate this effort. Building presidents may be responsible to distribute the codes to their residents. Kasser confirmed that the Hillcrest building associations that own the land outside of the gated entrances do have the legal right to block the entrances from the Hillcrest side of the land at their own expense.

Kasser then addressed concerns raised by the following buildings:
Building 1: New fencing was installed along 52 Avenue.

Building 2: Pulte officials will tell workers not to drive on grass in the area. **Building 3:** Kasser said the gate opening is large enough to let people, pets and bicycles inside the park. However, vehicles won't be able to gain access. **Building 5:** Will be receiving a check for damage done to an electrical line that feeds their pump. **Building 6:** People who enter the park will notice a bench and trash can near each entrance throughout the walking path and park area. **Buildings 7 and 8:** Pulte is only responsible for Parkview at Hillcrest property. Hillcrest associations will be responsible to install walkways on grass from their property to the entrance gates. **Buildings 10 and 15:** An entrance gate will be added between these two buildings, near the pool area. **Building 19:** The roundabout area near Building 21 is dark at night. Kasser agreed to determine if Pulte can paint the curbs so they can easily be seen by drivers. He will also look into addressing lighting issues in the area. **Buildings 21 and 22:** Pulte will remove fruit trees, scrub and brush that are attracting rodents near their pool area. The developer also agreed to turn a service lot by Building 21 into an exit area for cars to more easily access to the roundabout. **Building 23:** Pulte landscapers will clean out the area by the pool. They will also install eureka palm trees to serve as a buffer. **Building 25:** Pulte agreed to install signs to alert people using the walking paths that there is wildlife in our parks. The developer will also put in eureka palm trees to serve as a buffer.

Buildings 26 and 27: Kasser steered the meeting into the home stretch on a light note. He said he went to the lake in back of these buildings to try to remove a pool canopy that ended up in the lake from a windstorm. Kasser failed because the water made the tarp heavy. He added, "It felt like I was wrestling an alligator. We'll hire professionals to do it."

Parkview residents will be pleased when all fences are installed in their park areas, according to **Dr. George Jacobson**, a former Hillcrest resident and current Parkview owner. He noted Parkview residents have called the police several times on squatters who have gotten past the gates into the community. Pulte will also determine whether an iguana mitigation specialist can come to Hillcrest to help deal with our iguana population.

NEW HOME PURCHASE IN 2019



All qualified Florida residents are entitled to a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead Exemption, you must own and make the property your permanent residence on January 1 of the year in which you are applying for this valuable exemption. Pursuant to Florida Statute, all assessments and exemptions are based upon the status of the property on January 1. If you purchased and/or made the property your permanent residence in 2019 and have not applied for Homestead Exemption, you can apply for 2020 exemptions at any time – there is no need to wait until 2020. You can easily apply online at www.bcpa.net or at one of our many outreach events. To view where our representatives will be assisting residents with filing for exemptions, please visit our event calendar at <http://bcpa.net/events.asp>

If you purchased your home in 2019, the tax bill you will receive from the Broward County Tax Collector is for the 2019 tax year. If the previous owners of your new home were entitled to and received Homestead Exemption or any other exemption on January 1, 2019, you may have inherited their exemptions on your 2019 property tax bill. Florida Statutes require these exemptions be removed for 2020 and the Save Our Homes Value be brought up to the 2020 just value of your property. This will often result in an increase in your 2020 property taxes so it is important you apply for 2020 Homestead Exemption and

any other exemptions you may qualify for. Your new 2020 Homestead Exemption will be reflected next year on all 2020 property records, notices and tax bills. Should you have any questions regarding your new exemption, please contact our Customer Service & Exemption Department at (954) 357-6830.

Broward County Tax Collector's Office to Mail Tax Bills in November

The Property Appraiser's Office does not set or collect property taxes. We simply assess property and grant exemptions to qualified individuals. The Broward County Tax Collector's Office will mail the 2019 property tax bills by November 1, 2019. If your escrow company requests your tax bill, the Tax Collector will send you a courtesy copy of the bill in mid-November. All property tax bills are posted to their website at <https://broward.county-taxes.com/public> on November 1. Should you have any questions for their office, please contact them at (954) 831-4000.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at (954) 357-6904 or by email at martykiar@bcpa.net

Take care,

Marty Kiar
Broward County Property Appraiser



Proud to provide V.I.P. medical services to seniors at no additional charge

Join the Healthy Partners Primary Care Experience



Florence Foucauld M.D.
3702 Washington St. #205
Hollywood, FL 33021
(954) 364-8860



Rotem Amir M.D.
3700 Washington St. #500B
Hollywood, FL 33021
(954) 967-6110

The Healthy Partners Experience

- Commitment to compassionate care
- Flexible specialty network
- Same day appointments when necessary
- On-site lab services
- Convenient locations
- On time appointments

Now accepting new patients. Call to make an appointment.

 www.facebook.com/HealthyPartnersInc

Your Advantage in Healthcare

Specializing In Senior Care

Election Watchdogs Getting Ready for 2020

– By Steve Schneider

A Harvard-educated attorney is determined to thwart election fraud. And he's doing it by assuming a Sgt. Joe Friday attitude: he just wants the facts.

Daniel Wolf, the CEO of Democracy Counts, a San Diego-based nonprofit tech company, plans to get those facts by deploying election watchdog apps. Wolf wants to blanket all 2020 battleground states.

Why the battleground or so-called swing states? Wolf says, "They are increasingly the whole game in the American system" for presidential elections.

He adds, "We are not doing random samples, we are looking for errors and crime. Vice-squad investigators don't look for vice in respectable churches, they go where they think they'll find something. That's what we're doing: looking for suspicious and weak systems." You can learn more at www.democracycounts.org.

Democracy Counts is starting its dragnet in Broward County, home to more than 1 million registered voters, according to the Broward Supervisor of Elections website. The highly populated South Florida community is home to controversial election results. Federal officials have also said Russians hacked at least two election systems in Florida in 2016. The counties have not been identified. <https://www.palmbeachpost.com/news/20190514/desantis-russians-hacked-two-florida-county-election-systems/1>

Democracy Counts plans to supply three free apps to Democratic and Republican volunteer auditors. The volunteers comprise a group called Citizens Audit of Broward. You can reach them at citizensauditbroward@gmail.com.

George Navarini co-chairs Citizens Audit of Broward. He also leads the Broward Chapter of the Republican National Hispanic Assembly. He recently told New Times, "This is not a liberal issue or a conservative issue, it's a civil governance issue."



Jamie Friend, co-chair of Citizens Audit of Broward

Navarini and his co-chair, Jamie Friend, are building a team of volunteer auditors for the March 2020 presidential preference primary election, the August primary election and the November general election. Leaders are appearing at local political clubs, religious institutions and community organizations to enlist support.

Volunteers will wear yellow shirts with a Democracy Counts logo. They will learn how to use their First Amendment rights to assemble outside of roughly half of 419 polling stations in Broward County. The volunteer auditors, armed with apps loaded onto cell phones and tablets, will speak with voters after they finish voting.

One app collects information on voter suppression. People denied their right to vote will be asked to enter their preferences on a cell phone or tablet that contains the app.

The app will also show any patterns that might emerge from location to location or race to race, Friend notes. According to Wolf, the information will be stored on more than one server to "make it all but impossible to hack and damage the data." He says Democracy Counts will share what they learn with candidates and parties injured by the alleged voter suppression, as well as authorities.

A second app creates a parallel vote count. It will establish a minimum vote count for each candidate, says Friend. This will be compared to official results and tally tapes. Any under reports will be flagged for fraud. Friend is also president of the Progressive Democratic Caucus of Broward. The third app keeps an eye on the chain of custody of data transmission from the polling station to the Supervisor of Elections office, which tabulates results. Wolf explains, The app will "take pictures of the tally results posted at polling places and upload them onto our servers. After the precinct results are released by the Secretary of State, the data on the tallies is compared with the officially released precinct data."

Democracy Counts will inform officials and the public if they find results that are different than results authorities have made public, Wolf says. He adds, the citizen watchdog approach is important because "America's 10,000 county election systems are highly variable, many are weak and vulnerable to hacking, some are highly partisan and simply not reliable."

August Mangeney, a Broward County attorney, understands the benefits of the second and third apps. He acted as a monitor for the Democratic Party during the 2018 recounts in Florida. State law mandated recounts for several races with razor-thin margins, including the contests for governor and senator.

"During the 2018 recounts in Broward County, no one knew how many votes had actually been cast and every time a new box of ballots came into the room there was immediate distrust," Mangeney says. "Having an independent and bipartisan vote count will allow voters to trust Florida's next statewide recount which, with our history of close elections, is an inevitability." With this history in mind, Democracy Counts and Citizens Audit of Broward are following in the spirit of Sgt. Friday: They just want to get the facts.



INJURED?

BOBER & BOBER, P.A.

**NO
Fees/Costs
Unless
We Win**

- Car/Truck Accidents
- Slip and Fall Injuries
- Wrongful Death
- Premises Liability
- Birth, Brain and Spinal Injuries
- Motorcycle Accidents
- Boating Accidents
- Medical Malpractice
- Dog/Animal Bites
- Construction Accidents
- Nursing Home & Elder Abuse
- Unpaid Overtime Wage Claims
- Wage/Tip Theft

Attorneys
Peter and
Samara
Bober



FREE CASE EVALUATION

(954) 922-2298

1930 Tyler Street • Hollywood, FL 33020 • peter@boberlaw.com

The hiring of a lawyer is an important decision that should not be based solely upon advertisements. Before you decide, ask us to send you free written information about our qualifications and experience.

DANIEL WASSERMAN, DOM

Doctor of Oriental Medicine
Acupuncture Physician



- ACUPUNCTURE
- NUTRITION
- HOMEOPATHY
- HERBAL MEDICINE
- MANUAL MEDICINE

- Now accepting "Humana Gold Plus" and many insurances.
- Are you a veteran? The VA fully covers acupuncture.
- Located directly next to Hillcrest.



3702 Washington Street, Suite 101
Hollywood, Florida 33021
(954) 272-BACK (2225)

Social Security Disability Attorneys



SSD and SSI Representation

954-884-5040

**Call Today for a FREE
Consultation**

www.AmericanDisabilityAdvocates.com

American Disability Advocates, LLC

ABOUT HOA & CONDO BLOG



Eric Glazer graduated from the University of Miami School of Law in 1992 after receiving a B.A. from NYU. He has practiced community association law for more than two decades and is the owner of Glazer and Associates, P.A. a seven attorney law firm with offices in Fort Lauderdale and Orlando and satellite offices in Naples, Fort Myers and Tampa. Since 2009, Eric has been the host of Condo Craze and HOAs, a weekly one hour radio

show that airs at noon each Sunday on 850 WFTL. See: www.condocrazeandhoas.com.

He is the first attorney in the State of Florida that designed a course that certifies condominium residents as eligible to serve on a condominium Board of Directors and has now certified more than 10,000 Floridians all across the state. He is certified as a Circuit Court Mediator by The Florida Supreme Court and has mediated dozens of disputes between associations and unit owners. Eric also devotes considerable time to advancing legislation in the best interest of Florida community association members.

AMEND TO YOUR HEART'S CONTENT

By Eric Glazer, Esq. - Published September 16, 2019

I have often been asked if an association has the right to prevent an owner from smoking in their unit. Certainly, all of you are aware that the association can prevent a unit owner's behavior from becoming a nuisance or source of annoyance to other unit owners. Every declaration contains a nuisance provision. If the association can prove that the smell of the smoke is creating a nuisance or that the smoke is causing physical damage to another unit or the common areas, the association would be entitled to an injunction. Often times however, proving a nuisance is difficult. How do you prove to a court how bad something smells? Rest assured the defendant will present witnesses in court saying that there is no terrible smell. So what's a judge to do?

Can the association's board of directors pass a "rule" that prevents smoking in a unit? Probably not, as the Board's rulemaking authority normally extends only to use of the common areas. There's more than one way to skin a cat however. Suppose the unit owners in the condominium wanted to amend their declaration to preclude smoking in the condominium units? Would that work? I certainly think so.

In Woodside Village Condominium Association, Inc. v. Jahren 806 So.2d 452 (Fla. 2002) The Florida Supreme Court heard the story of a unit owner who owned 4 units in a condominium and who basically lost the ability to rent those units because the unit owners voted to amend their declaration of condominium to only allow a unit to be rented for only 9 months in a 12 month period. Mr. Jahren sued the association alleging that the amendment was illegal. The Florida Supreme Court ruled however that the amendment was not illegal. In fact, The Supreme Court made it clear that there are very few restrictions found in the Florida Condominium Act when it comes to amending the declaration and that these are found in 718.110. For example, pursuant to subsections (4) and (8), all unit owners must consent to amendments which materially alter or modify the size, configuration or appurtenances to the unit, change the percentage by which the unit owner shares the common expenses and owns the common surplus of the condominium, or permit timeshare estates to be created in any unit of the condominium, unless otherwise provided in the declaration as originally recorded.

Moreover, The Florida Supreme Court found that Mr. Jahren was always on notice that the declaration could be amended and that this particular amendment does not violate public policy or his constitutional rights.

Finally, the court opined that these type of restrictions imposed by the amendment to the declaration "simply come with the unique territory of condominium ownership. Indeed, it is restrictions such as these that distinguish condominium living from rental apartments or single-family residences. Hence, persons acquiring units in condominiums are on constructive notice of the extensive restrictions that go with this unique, and some would say, restrictive, form of residential property ownership and living."

There certainly is no constitutional right to smoke in your home. There also isn't any provision of the Florida Statutes which would prevent unit owners from amending their declaration to prevent smoking in units. So again, I say it can be done. In fact, as The Florida Supreme Court says, unless a unit owner can prove that an amendment violates the current statute, his constitutional rights, or some public policy, the right of the members to amend their declaration is certainly far and wide. Now, good luck getting a super majority of owners in your community to agree on anything. But, if you do, a court will likely not stand in your way.

A-1 Custom Mica, Inc.



Wood • Therma Foil • Mica

Established since 1987

- Countertops
- Vanities
- Furniture
- Complete Kitchens
- New or Resurface

Save up to 50% by Resurfacing

Expert in
new & refacing cabinets

Specializing in
Hillcrest Area

954-980-5678

State Licensed # CBC022069 and Insured

Steib's / Cohen

Gold • Silver • Platinum • Palladium
Bringing 70 Years of Rare Coin Excellence to South Florida!

**TOP
 DOLLAR
 PAID!**

For Coin Collections from these Dealers:

- Kagins • Stacks
- Bebees • Sydney Smith
- N.I.O.F. • Lester Merkin
- New Netherlands • Richard Muniz
- Frenches • Bowers/Ruddy

**BUYING,
 BUYING,
 BUYING!!!**

All Gold Coins, Tokens, Proof Sets, Mint Sets, Paper Money, Stamps, 90% Silver, Bullion, Special Needs - Bags of Silver Dollars, Chinese Pandas, Russian, Coins, Silver Coins, American & Foreign Gold & Silver Coins.

Same Day House Calls

Hallandale, Hollywood & Ft. Lauderdale



954-491-4423

**2724 Hollywood Blvd.,
 Hollywood, FL 33020**

SSECFL@GMAIL.COM

**Free Convenient
 And Secure
 Parking**

**Ask About Our
 Senior Citizens
 Bonus**



October Kitchen Korner - by Cindy Abraham

I know I had said in the past that I am not a baker but I saw a recipe and had to try it – you know that anything that says “mango” is calling my name. I don’t bake very often because I don’t want to eat a lot of empty carbs and if I make it, I feel like I have to eat it. But this recipe has healthy fruits in it. I used Stevia Brown Sugar on the third batch to cut down on the carbs and it was just as good if not better. I made it three times and tweaked the recipe each time.

The only thing I am going to warn you is about making homemade caramel. Unless working with molten lava doesn’t frighten you, it would be easier to buy the caramel sauce. That part of the recipe gets a bit scary. And honestly, after the first time, we didn’t even use it.

A couple tips: Have two baking pans ready and use the smaller one for the first part of the process. You are definitely going to need parchment paper; wax paper shouldn’t go in the oven. I don’t own a rolling pin so I use an empty wine bottle; easy to find in my house.

And to debunk an accepted baking practice: many baking recipes call for cold cubes of unsalted butter. Nonsense. Melt the butter and mix it with the brown sugar; it spreads easier and makes a caramel type crust. The third time I made the tart I used banana slices (four bananas) instead of apple and it was off the chain! There is a reason for Bananas Foster! The only comment from guests was that a scoop of vanilla ice cream would have topped it off nicely. So, feel free to use what you like – peaches, plums, pears, whatever.

MANGO-APPLE TART

Flour for dusting the parchment paper
1 frozen puff pastry thawed but cold
6 TBS brown sugar (divided use)
4 cups thin-sliced apples (2 large or 3 medium)
2 cups thin-sliced mango (1 large one should do it)
4 oz. melted unsalted butter



Preheat oven to 325. Lay the cold thawed puff pastry on the flour dusted parchment paper and roll it to a 15X10 inch rectangle about ¼ inch thick. Place pastry on baking sheet. Sprinkle with 3 TBS sugar. Shingle the apple and mango slices (mine made three rows) leaving an inch border on each side. Sprinkle fruit with 1 more TBS sugar and scatter 3 oz. of the butter cubes over the fruit.

Bake for 40 minutes. Remove tart from the oven (leave the oven on). Place another piece of parchment paper over the tart, cover with the larger baking pan, and carefully flip so tart lands fruit side down on the second baking sheet. Take off the hot baking sheet and peel off the parchment paper. Mix the remaining 2 TBS sugar with the room temperature butter and carefully spread it over the pastry.

Return tart to oven for another 40 minutes. Remove and let cool for 15 minutes. Carefully invert tart onto serving platter so the fruit side is up. Remove parchment. Cut into pieces, drizzle with caramel and serve.

Caramel Sauce

½ cup granulated sugar
¾ cup heavy cream (at room temperature)
2 oz. unsalted butter (at room temperature)

Heat sugar in a medium saucepan over medium until it melts and turns golden brown, about 10 minutes, stirring the last 2 minutes. Carefully whisk in cream and butter. Remove from heat and cool.

The next two recipes have nothing to do with each other. The tomato sauce recipe was one that I didn’t really care for but everyone else loved and it is super easy so you can judge for yourself. I served it over meatballs with garlic bread and a small salad. I love Fresh Express Pear Gorgonzola salad kits especially when they are BOGO at Publix. I also think Publix makes the best fresh meatballs. They are quite large so I make two out of each one. I bake them and throw in pieces of turkey Italian Sausage. Of course, you can also use the sauce over pasta. You can use bottled lemon juice of course but I buy a bag of lemons, squeeze the juice, freeze it in a standard ice cube tray and store the cubes in a freezer bag. Each cube is about 2 TBS. I also zest a few of the lemons before cutting them and freeze the zest.

The green bean recipe is part of our resolution to eat more vegetables. I love green beans but get tired of making them the same old way. This one was really delicious.

GREEK STYLE TOMATO SAUCE

¼ cup extra-virgin olive oil
1 large tomato (or 2 large plum tomatoes) seeded and minced
1 TBS fresh oregano or ½ TBS dried)
1/8 tsp salt
1 cup crumbled feta
1/3 cup pitted and chopped kalamata olives
1 scallion sliced thin
2 TBS lemon juice



Combine oil, tomato, oregano and salt in a medium saucepan stirring until hot. Stir in the feta, olives, scallions and lemon juice and serve over meatballs or pasta.

SHALLOT GREEN BEANS

1 LB. trimmed fresh green beans
2 large shallots cut into ¼ inch slices
2 TBS extra virgin olive oil
½ tsp kosher salt
1/8 tsp ground pepper



Preheat oven to 400. Toss the beans and shallots with the oil on a lined baking sheet. Place in oven and roast for about 25 minutes stirring a couple times during roasting until shallots start to brown. Sprinkle with pepper and serve hot. If you want to use asparagus, same recipe but roasting time will be cut in half.



EXECUTIVE PLUMBING CONTRACTORS

888-954-LEAK
954-924-8211

2020 Lee Street
Hollywood, FL 33019

www.epcfla.com



Residential • Commercial • Industrial
24 Hour Service

Full Service Plumbing
Sewer & Drain Services
Video Pipe Line Inspection



LICENSED & INSURED CFC-1425969

MIKE'S GREAT BEAR AUTO CENTERS

- ALIGNMENTS
- BATTERIES
- SHOCKS
- TIRES
- BRAKES
- FRONT ENDS
- TUNE UPS
- AIR CONDITION

WE BUY & SELL USED CARS

THE LEADER IN AUTO SERVICE SINCE 1933

2804 Hollywood Blvd • Hollywood
1 Block East of I-95

954-922-4105

We Do UBER Inspections

Courtesy Shuttle
COMPLETE
DIAGNOSTICS

LIC #AR1367 • REG # MV35398



Discounts for:
Military Personnel • Senior
Citizens • Students • Fleets

WE SERVICE ALL MAKES & MODELS
Specializing in BMW, Volkswagon,
Audi, & Most European Cars

WE WILL MEET
OR BEAT ANY
WRITTEN ESTIMATE

FREE
ESTIMATES

EUROPEAN CAR
SPECIALISTS

FRONT OR REAR
BRAKES
DISC/DRUM
COMBO
Starting at
\$79⁹⁵*

*Most American Cars
Must present this Sharp Saver coupon
at time of write up. Expires 11/30/2019.

IS YOUR CHECK
ENGINE OR SERVICE
LIGHT ON?
Stop in for a
FREE
COMPUTER CHECK

For Autos Newer Than 1996
Must present this Sharp Saver coupon
at time of write up. Expires 11/30/2019.

SYNTHETIC
BLEND
OIL CHANGE
& LUBE
\$39⁹⁵

Up to 4 Qts. Premium Oil Filter. 2009
vehicles and older. Most American cars.
foreign cars & trucks slightly higher.
Must present this Sharp Saver coupon
at time of write up. Expires 11/30/2019.

FULL
SYNTHETIC
OIL CHANGE
\$49⁹⁵

• Up to 4 Qts • Premium Oil Filter
Most American Cars.
Foreign Cars & Trucks Slightly Higher
Must present this Sharp Saver coupon
at time of write up. Expires 11/30/2019.

KELLER WILLIAMS A TEAM FLORIDA



Brian Gaiefsky & Cindy Abraham



**FOR A FREE MARKET ANALYSIS FOR
YOUR HOME OR CONDO CALL THE A TEAM AT 8-HILLCREST**

954-964-2559

Cindy Abraham & Brian Gaiefsky, Keller Williams A Team Florida
www.WeSellHollywood.com

HILLCREST STATE OF THE MARKET - OCTOBER 2019

- by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



In September, a few more units came on the market so we are up to 59 as of the 30th. September saw 14 closed sales and by popular request, I will start listing them in order by building number. 7 more went under contract in September. The one bedrooms continue to do well. 8 one-bedrooms sold, and the rest were 2/2 units – 2 CONVERTIBLES AND 4 CORNER UNITS.

8 sold in the over-55 buildings and 6 in the All-Age buildings. The only reason that the high rise buildings sell more is because they have the most on the market. Of the 59 listings, 53 are in the high rises.

Interestingly enough most units sold without taking a price reduction and the only one that did (3 price reductions) was because an outside agent was used. You all know who the Hillcrest agents are and if you follow the numbers, Hillcrest realtors do very well for our neighbors. We live here and not only know the values, but we know the buildings and the rules of each so there is less of a chance of a deal falling through.

I am not going to say we never overprice; sometimes it is worth taking a shot. The smart sellers rethink things if we get no offers within the first 30 days. And honestly, sometimes they get lucky. One time I sold a unit considerably over market value because the buyer wanted to be near her brother in the same building,

| Building | Unit # | B/B | SF | Orig. List | Final List | Sold | DOM |
|--------------|--------|-------|------|------------|------------|---------|-----|
| Hillcrest 6 | 207 | 1/1/1 | 672 | 90,000 | | 85,000 | 108 |
| Hillcrest 15 | 505 | 1/1/1 | 770 | 89,000 | | 89,000 | 179 |
| Hillcrest 20 | 508 | 1/1/1 | 830 | 125,500 | | 119,000 | 70 |
| Hillcrest 21 | 210 | 2/2 | 1132 | 169,900 | | 165,000 | 53 |
| Hillcrest 25 | 1110 | 1/1/1 | 844 | 115,000 | | 120,000 | 19 |
| Hillcrest 25 | 108 | 1/1/1 | 884 | 79,900 | | 67,500 | 249 |
| Hillcrest 25 | 102 | 2/2 | 1600 | 179,000 | | 179,000 | 16 |
| Hillcrest 25 | 907 | 2/2 | 1714 | 169,000 | | 165,000 | 14 |
| Hillcrest 26 | 303 | 1/1/1 | 844 | 112,120 | 104,900 | 100,000 | 155 |
| Hillcrest 26 | 209 | 1/1/1 | 844 | 89,000 | | 81,500 | 111 |
| Hillcrest 27 | 1209 | 1/1/1 | 844 | 90,000 | | 87,000 | 1 |
| Hillcrest 27 | 208 | 2/2 | 1164 | 134,900 | | 130,000 | 90 |
| Hillcrest 27 | 216 | 2/2 | 1426 | 219,000 | | 199,000 | 192 |
| Hillcrest 27 | 817 | 2/2 | 1436 | 225,000 | | 219,000 | 18 |

period! And of course, it was cash so there was no appraisal. The buyer knew she paid more but figured that she wasn't planning to move any time soon and with the Florida market going up 6% per year these past few years, it wasn't a bad investment. For the next few years however, the economists forecast around 3.7% per year.

THE 14 CLOSED SALES FOR SEPTEMBER 2019 are below with the number of days on market. In a nutshell, it is still a price war and a beauty contest. Over the top gorgeous remodels sell for top dollar. Priced right sells within 60 days and most overpriced listings sell eventually. We are still following the one unit that has been on the market since April of 2014 when it was listed at 325K, and after 8 different agents, is down to 249K. Second longest days on market right now is 868 days.

Call us at 8-HILLCREST or email us at info@ATeamFlorida.com for immediate notifications of listing and sales in your building; and to learn strategies to get top dollar for your condo sooner rather than later.



PARKVIEW AT HILLCREST – MLS ACTIVITY
www.ParkviewatHillcrest.com

Below are the current MLS listings and sales of the Parkview at Hillcrest Homes during the month of September. Properties in italics raised the price and bold prices have been lowered. Our Parkview at Hillcrest neighbors are always welcome to call us at **8-HILLCREST** or email us at **info@ATeamFlorida.com** for automatic-notifications when homes are listed or sold.

Instead of Days on Market (DOM) I am using the list date as noted in the MLS. If you know anyone interested in buying or selling a Parkview at Hillcrest home or townhome, please call or email Keller William's A Team Florida.

OCTOBER 2019 PARKVIEW STATE OF THE MARKET

| ACTIVE LISTINGS | #B/B | Sq. Ft | List Price | Sale Price | List Date | Close Date |
|----------------------|-------|--------|------------|------------|------------|------------|
| 4658 Greenway Drive | 4/3/0 | 2569 | 675,998.00 | | 08/26/2019 | |
| 1403 Myrtle Oak Terr | 4/2/1 | 2220 | 525,000.00 | | 10/27/2018 | |
| 4113 Mahogany | 4/3/0 | 2164 | 530,000.00 | | 08/07/2019 | |
| 4141 Large Leaf Ln | 3/2/1 | 1905 | 410,000.00 | | 05/30/2019 | |
| 4137 Large Leaf Ln | 3/2/1 | 1904 | 419,999.00 | | 02/15/2019 | |
| 4113 Mahogany Lane | 4/3/0 | 2164 | 515,000.00 | | 09/23/2019 | |

| ACTIVE LISTINGS FROM LAST MONTH | | | | | | |
|---------------------------------|-------|------|------------|--|------------|-----------|
| 4486 Greenway Drive | 4/2/1 | 2670 | 608,860.00 | | 04/11/2019 | CANCELLED |
| 4768 Greenway Drive | 3/2/0 | 2168 | 494,525.00 | | 05/02/2019 | CANCELLED |
| 4308 Ficus Street | 3/2/0 | 2220 | 491,975.00 | | 04/03/2019 | CANCELLED |
| 945 Banyan Drive | 3/2/1 | 2033 | 474,900.00 | | 01/15/2019 | EXPIRED |

| PENDING SALE | | | | | | |
|--|-------|------|------------|--|------------|--|
| 1422 Silk Oak Dr <i>(pending as of 9/14/2019)</i> | 4/2/1 | 2802 | 419,900.00 | | 01/31/2019 | |
| 4612 Greenway Drive <i>(pending since 5/6/2019)</i> | 4/2/1 | 2802 | 599,990.00 | | 04/11/2019 | |

| CLOSED SALES IN SEPTEMBER 2019 (**closed in August but not posted until September) | | | | | | |
|--|-------|------|------------|------------|------------|--------------|
| 4232 Large Leaf Ln | 3/2/0 | 2257 | 499,900.00 | 495,000.00 | 02/04/2019 | 8/26/2019*** |
| 4624 Greenway Drive | 3/2/1 | 2523 | 593,915.00 | 581,214.00 | 01/31/2019 | 9/14/2019 |

HANDYMAN SERVICES

FREE ESTIMATES
 LICENSED & INSURED
NO JOB TOO SMALL

Safety Bars for Bathrooms & Showers

Painting - Sliding Door & Window Repair

954-274-1883

Hello, neighbor!

Sharon L. King, Agent
 134 South Dixie Hwy Suite 101
 Hallandale Beach, FL 33009
 Bus: 305-933-4900
 sharon@sharonking.net
 Mon-Fri 9:00 AM - 5:00 PM
 After Hours by Appointment
 Hablamos Español

Please stop by and say, "Hi!"

I'm looking forward to serving your needs for insurance and financial services. Here to help life go right.®
CALL ME TODAY.

State Farm®

1801132 State Farm, Bloomington, IL

FOOD PRONUNTIATIONS

Acai (ah-SAH-ee)
Ancho (AHN-choh)
Boudin (boo-DAHN)
Braciola (brah-JYOH-lah)
Capicola (kah-pih-KOH-lah)
Coq Au Vin (kohk-oh-VAHN)
Coulis (koo-LEE)
Creme Fraiche (krehm FRESH)
Croissant (kwah-SAH; kruh-SAHNT)
Crudite (kroo-dee-TAY)
Espresso (ehs-PREHS-oh)

Gnocchi (NYOH-kee)
Gyro (YEE-roh)
Haricot Vert (ah-ree-koh VEHR)
Huitlacoche (wheet-lah-KOH-chay)
Hummus (HOOM-uhs)
Jicama (HEE-kah-mah)
Kamut (kah-MOOT)
Macaroon (mak-uh-RUHN)
Mascarpone (mah-skar-POH-nay)
Mozzarella (maht-suh-REHL-lah)
Nicoise (nee-SWAHZ)

Paczki (Pohnch-kee)
Paella (pi-AY-yuh)
Pho (fuh)
Quinoa (KEEN-wah)
Radicchio (rah-DEE-kee-oh)
Raita (RI-tah)
Rillettes (ree-YEHTS)
Seitan (SAY-tan)
Tian (TEE-yawhn)
Vichyssoise (vihsh-ee-SWAHZ)
Worcestershire (WOOS-tuhr-shuhr; WOOS-tuhr-sheer)

SEPTEMBER IS NATIONAL LIFE INSURANCE AWARENESS MONTH.



Because coverage needs change over time, taking a “DNA” (Detailed Needs Analysis) test periodically ensures that you have the right mix of coverage for your current situation and future “what-ifs”. Check out the video and resource links below to get an idea of what amount of coverage may be right for you.

I hold life, health, and annuity insurance licenses and can assist you with analyzing your insurance needs and recommend solutions that best fit your lifestyle and financial situation. I can also refer you to a comprehensive network of insurance specialists to meet any unique situations.

Beyond life insurance, I have the experience and resources to assist you with:

- Disability Insurance Long-term Care Insurance
- Health Insurance
- Homeowner’s & Renter’s Insurance
- Liability Insurance
- and other insurance-related concerns.

Just give me a call at 305-751-8855 (Miami office) or 954-526-3676 (Broward office) to schedule an existing coverage review.



“Okay, say you go extinct before the rest of your family...”

David Treece
Registered Representative*

Shoreview Professional Building
9999 NE 2nd Avenue | Suite 203
Miami Shores, FL 33138

C 305.495.5413 T 305.751.8855
david@davidtreece.com F 305.751.0068
www.davidtreece.com

FORT LAUDERDALE
INTERNATIONAL FILM FESTIVAL

NOVEMBER 1-17
954-525-FILM

TAKE A VACATION FROM ORDINARY FILM.
FLIFF.COM

[CINEMA PARADISO HOLLYWOOD | SAVOR CINEMA | MUSEUM OF DISCOVERY & SCIENCE | THE CONRAD | THE MUSSETTE | NSU ART MUSEUM | SUNRISE CIVIC CENTER | THE ATLANTIC HOTEL & SPA]

HILLCREST RESIDENTS RECEIVE A FREE SMALL POPCORN WHEN YOU BRING THIS AD TO CINEMA PARADISO-HOLLYWOOD.

TRANSFER FEES – WHY ALL THE CONFUSION?

By Eric Glazer, Esq. – Published September 30, 2019

Many of you are aware of an article in The Miami Herald last week about a class action settlement in Dade County due to overcharging people who want to move into the community for screening fees and background checks. As a result of that class action settlement, I thought it would be a good idea to re-print the blog I wrote in June, 2016:

Great article by The Miami Herald this week regarding the fact that condo associations across the state are ripping people off by charging illegal and excessive transfer fees when someone is trying to sell or rent their unit. For those of you who missed it, here is the link:

<http://www.miamiherald.com/news/business/real-estate-news/article81430117.html>

Here is what The Florida Condominium Act says:

(i) Transfer fees.—No charge shall be made by the association **or any body thereof** in connection with the sale, mortgage, lease, sublease, or other transfer of a unit unless the association is required to approve such transfer and a fee for such approval is provided for in the declaration, articles, or bylaws. Any such fee may be preset, but in no event may such fee exceed \$100 per applicant other than husband/wife or parent/dependent child, which are considered one applicant. However, if the lease or sublease is a renewal of a lease or sublease with the same lessee or sublessee, no charge shall be made. The foregoing notwithstanding, an association may, if the authority to do so appears in the declaration or bylaws, require that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of 1 month's rent, into an escrow account maintained by the association. The security deposit shall protect against damages to the common elements or association property. Payment of interest claims against the deposit, refunds, and disputes under this paragraph shall be handled in the same fashion as provided in part II of chapter 83.

The only thing the article missed is the fact that the association does not even get the opportunity to charge any transfer fee whatsoever unless the association is required to approve such transfer. As I teach at every seminar, many associations do not have the right to approve any transfers in their governing documents. They only have a right of first refusal. So, when determining if a fee can be charged in connection with the sale or lease of a unit, make sure the association first has the right to approve the transfer. If the association does not have the right, no fee can be charged.

Next, even if the right to approve is found in the governing documents, the fee for such approval must be found in the declaration, articles or bylaws. If there is no fee mentioned, no fee can be charged. If you want to charge a fee, amend your documents. Of course the all important question is, how much can be charged. What is so difficult to understand about the statute specifically saying: in no event may such fee exceed \$100 per applicant other than husband/wife or parent/dependent child, which are considered one applicant? It is amazing how many boards and management companies attempt to change the plain wording of the statute with creative thinking. I'll hear things like "It's not a transfer fee" it's an application fee, it's a background check fee, a move-in fee, an investigation fee. They will argue until

they are blue in the face that it's something other than a "transfer fee." They are wrong. According to the Miami Herald article, a 2008 warning letter was sent to a Broward condo from the Division which states that "Transfer fees include such items as clerical fees, fees paid as a part of an applicant's credit or background check or screening process and move-in fees."

An attorney who represents a management company is quoted in the article as saying that if the fees are paid directly to the management company, and not the association, the law doesn't apply. Let's just say I and the Division disagree. Regardless of whether it's being charged by the association or management, it's still a mandatory fee that is being forced upon an applicant who wants to move into the community. The statute clearly intends to create a reasonable restriction on that fee. So, management companies are either going to be content to collect a \$100.00 fee from the applicant, or they will simply charge the association directly for their assistance with these application fees and background checks and the association will need to include these fees in the association's annual budget. So, what's the law as it applies to HOAs and transfer fees? There is none. The Miami Herald article opines that HOAs can therefore charge whatever they want. I disagree. If there is nothing in the associations governing documents that authorizes the association to charge a transfer fee, one can't be charged.

Nobody is arguing that \$100.00 may be too little to charge an applicant and that a criminal background and credit check costs the association more than that. That may be true. However, in the absence of language in the statute that allows the association to charge more, they simply can't and need to stop coming up with creative phrases or reasons to violate the statute. If you're not happy with the law, get it changed.

I'm not saying I told you so. But.....

Continued from Pg. 1

However, at the end of each show, our listeners come away with a greater understanding of the law and hopefully an appreciation of the various sides of this ongoing debate."

Glazer is the kind of condo attorney that all other attorneys should aspire to be. He is careful to educate boards about the proper use of legal fees which should be used to review all contracts and stay within the law when dealing with issues regarding by-law violations. His show is educational for anyone living in a condo. Sadly, there are times when the answer is "Yes, the board is behaving improperly or illegally", but condo boards have unit owner money to use and many times unit owners are powerless.

Unfortunately for condo commandos, there are plenty of attorneys out there who will not only take condo funds from boards who use their position to bully and intimidate unit owners but will help them do it. What can be better than violating unit owner rights with the help of the building attorney? Do whatever you want and remind the owners that if they try and fight back, they will not only have to pay fees for their own attorney, but their maintenance fees pay the building attorney also! Shakespeare had it wrong, "The first thing we do, let's kill all the lawyers" It would be better to get rid of the stupid people, mean people and bullies so lawyers would be able to earn a living by practicing their craft with dignity and integrity.

STATE OF THE COUNTY - County Commissioner Beam Furr - District 6



Greetings Hillcrest Residents,

As summer wrapped up, our country was once again struck by devastating tragedy. Mass shooters in El Paso, Texas and Dayton, Ohio, took the lives of 31 innocent people. We have a clear problem in this country – a problem driven by hate (as seen in El Paso) and exacerbated by a lack of gun safety. Our thoughts and prayers are with the victims and their families. This cannot keep

happening in America. The time for talk is clearly long over. We must take action NOW.

We are not able to solve these major issues in Broward alone. But as you will read below, we are doing everything we can here in this county to make sure our residents are safe and secure. This includes working together with partners on making sure our communities and public spaces – like schools, libraries, nursing homes, movie theaters, and parks – are as safe as possible. It also means taking what actions we can on gun safety.

Last year following the MSD tragedy, the Broward School and Community Task Force was created and produced a report featuring far reaching recommendations. This August, just days before the first day of school, a one-year later update was released that shows a very promising coordination and sharing of resources that accomplished many of the goals outlined in the initial recommendations. It also outlined what more needs to be done. Broward County also just received the post-MSD report from the National Police Foundation. Together, these reports offer a way forward for policy makers that should bring comfort to many parents and citizens as the new school year begins.

There is also major news to report on Broward County’s ability to enforce its own gun laws. After a year-long legal battle, a circuit court ruled in favor of Broward County and other plaintiffs regarding firearm laws, determining that penalizing elected officials for passing firearm laws is unconstitutional. It also clarified that Broward County has certain firearm laws we can enact even with pre-emption. The Florida Attorney General, however, is appealing this decision, and we expect this legal fight to lead all the way to the Florida Supreme Court. At stake is nothing less than our right to govern ourselves and keep our community safe. This is going to be a long battle. In the meantime, the Broward County Commission has directed the County Attorney to draft an ordinance that would allow us to enforce our five-day waiting period to purchase a gun. This would not be voted into effect until after the final appeal is heard – but it is wise to prepare the item so we can move quickly if we get a favorable ruling.

The heartbreaking tragedies in El Paso and Dayton are yet another horrific reminder of what is at stake here. The report from the School and Community Safety Taskforce will go a long way in making our communities more secure. If we win our appeal, legislation like a waiting period and background checks could go a long way towards preventing more tragedy within our own Broward Community. We will keep you updated on our progress.

Hurricane Update

Broward County was on high alert this month as Hurricane Dorian moved towards our shores. We are thankful that we were spared the worst of the damage from this storm. But we are still deep into hurricane season, and that means we, must stay aware and prepared, in case another storm should threaten us. Broward County residents should take proactive action to get ready for the balance of hurricane season.

Continued on Pg. 15

October 2019 IT Security Tips

IT Security Tip: Don't Let Your Loss Be Their Gain!

Mobile devices are frequently used to access, transmit, and store both personal and business information (e.g., emails, contact lists, photos, and credit card numbers). Given the vulnerability of these devices, it is especially important that you protect them. In the event that you do lose your device, immediately contact your IT Department (even if that's us).

To protect your personally-owned devices, follow these best practices:

Require authentication to unlock the mobile device. To control access to your device, set a personal identification number (PIN), password, or swipe pattern (if it is an option on the device). Remember to keep your PIN, password, or pattern secret and change it regularly – at least every 180 days. If you use a pattern, be sure it has at least five points and keep your screen clean so that smudges won't reveal your swipe pattern.

Enable mobile device lockout. Limit the number of PIN, password, or pattern guesses to no more than six. Some devices can be set to automatically delete all data and reset to the original factory settings after a certain number of incorrect authentication attempts.

Enable the auto-lock option. Set your device to lock itself after a period of inactivity (e.g., five minutes). This makes it likely that anyone finding or stealing your device will have to unlock the device before they can use it.

Enable services to locate or remotely wipe mobile devices. If your device is lost or stolen, the ability to find it or erase data from it can greatly reduce the potential impact of the loss. Before your device is lost or stolen, be sure to install or enable the tracking and remote-wiping software.

Use Encryption. Encryption makes your data unreadable and inaccessible to anyone who doesn't know your PIN, password, or pattern. Some mobile devices (e.g., iPhones) come with encryption already enabled, other devices require encryption software to be proactively installed (e.g., laptops) so that data stored on the device is kept safe.

Enjoy, and let me know if there's anything I can do for you!

Sincerely,

Eric Chafin
Business Development Manager
954-624-9518
echafin@connections.com
www.connections.com

connections
40th for BUSINESS
ANNIVERSARY

Erik Chafin
BUSINESS DEVELOPMENT
MANAGER

2843 Pembroke Road
Hollywood, FL 33020

Direct: 954.624.9518
Main: 954.920.9604
Cell: 305.613.5101

Email: echafin@connections.com
Web: www.connections.com

OCTOBER 2019 COMMISSIONER'S REPORT

by Commissioner Dick Blattner



Welcome fall. It doesn't seem quite so hot. But it was hot at City Hall with lots of good and/or interesting stuff. Here are the highlights.

Commission/CRA board took the following actions:

Authorized \$121,000 to improve landscaping downtown including the tree wells that collect trash, as well as women's heels.

Passed the 2020 media plan. \$800,000 for advertising our assets.

Crosswalk Colors: This is a great one. We are going to paint designs on these cross walks: 19th and 20th at Van Buren and Polk. The idea is to create interest, slow down traffic and improve safety. You should love this. Coming soon.

Approved \$850,000 for lift station repairs and chemicals for public utilities.

Received a final dunes master plan report from a citizens committee. We have to improve the ones we have on the beach while also building more, otherwise the County and the Corps of Engineers will not pay to re-nourish the sand on the beach.

Applied for a \$2.086 million grant from FEMA for additional generators to mitigate power outages.

Simplified the way water and sewer rates are established. These will increase annually through a Cost of Living calculation. It has been five years since last increase and when we have to "catch up it's a shock to resident systems.

Accepted a \$400,000 grant from the State of Florida for improvements to our marina boat ramps. The city will contribute \$521,000 as its share. By the way, we will be looking for a consultant to develop a complete marina master plan. The marina is an under performing asset.

THE BUDGET

Two public meetings in September resulted in approval of the City and CRA budgets.

The millage rate for 2020 is 7.9226, up from 7.6992. The increase is attributed to the first draw of funds for the general obligation bond.

The general fund, which is sort of our piggy bank, is \$305 million while the total of all funds is \$585.2 million. The difference is enterprise funds (i.e. water and sewer, golf, etc.) where rate payers pay as they go.

This is a very tight budget, and it is only balanced by a significant contribution from the CRA. I voted for this, but don't like it. However, the CRA's should be able to complete all their projects before they sunset.

PRAYERS ANSWERED

For years I have been asking for quarterly financial report and never got them. In my opinion, we were flying blind – until this week, when Finance and Budget produced an excellent report.

VERY LOCAL NEWS

There were no parks in our community in the general obligation bond. Last week, the city allocated \$300,000 for a makeover at MBG Park and

\$150 for trees etc. at Oakridge Park. This may take a few months, but it will be done.

As part of the bond, a wall will be constructed on 46th from Stirling to North Hills. Great news. Now I will try to get the property owners from North Hills South to, at least, agree to paint their fences a compatible color.

Yes, the fences at the golf course are down and most people like the open feeling. I know I do.

REMAINING OCTOBER MEETINGS

16th. 1pm Commission meeting

23rd. 9am CRA 1pm Commission

FINALLY

Have you seen the marquee at Cinema Paradiso advertising these two movies?

- Give me Liberty
- After the Wedding

Someone has either a sense of humor, or of the absurd.

Continued from Pg. 14

I strongly encourage you to sign-up for the AlertBroward Emergency Notification System.

AlertBroward provides residents critical information about evacuations, open shelters, potentially dangerous roads and conditions, office openings and closings, and more. You can sign up by texting "AlertBroward" to 888777. You should also take the time to sign-up for the Vulnerable Population Registry, and make sure to make a shelter and evacuation plan. You can sign up for the Registry or find your nearest shelter by dialing 311. All residents should follow the warnings, stock up on supplies, and sign-up for those alerts! As always, you can contact my office if you have questions or concerns about preparing for a hurricane.

High Holidays

Finally, I would like to wish residents a "Shanah Tova" and "Tzom Kal" for Rosh Hashana and Yom Kippur this month. I hope everyone has a good start to the new year, with an easy fast and time to reflect with your family.

Contact Your Commissioner

Our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Boulevard, adjacent to Hollywood City Hall. This office is open for your convenience, Monday through Friday, from 10 AM to 4 PM. If you would like to schedule an appointment, or you have a great idea, suggestion or an issue that needs my attention, feel free to call me at 954-357-7790/7006, or send me an email at bfurr@broward.org.

RELIVING THE MEMORIES OF THE PAST

– *Brahma Kumaris soul Sustenance - Submitted by Etta Stevens*



Have you ever spent a complete day thinking about events that have taken place a day or a month or a year ago? Do you know that the thinking capabilities of the mind are overused when we create thoughts of an already passed past? We forget that a positive future can be rebuilt by simply focusing on the present circumstances and doing the best in making it the best. A very common habit that each one of us holds inside us is of reopening events that have already folded in the reel of

life and mixing them with the current state of affairs. We then create a negative future because our perceptions of current situations get influenced negatively by doing that.

Remaining focused on the present is sometimes seen as over-positive thinking by some and also seen as remaining disconnected from the past. The past is very much the truth of your life. **So, a balance has to be made between being forward looking i.e. taking care that the past problems do not re-occur in the future. At the same time, we take care that we do not worry about that.** There is a subtle difference between concern and worry. While remaining concerned does involve thinking about the past, on the other hand, worry means the same but there is a difference. In the case of worry, thinking exceeds the necessary thought level, crosses it and touches the unnecessary. Sometimes it even exceeds that and becomes negative. On the other hand, remaining concerned means your thoughts remain limited to positive and necessary. At the same time, you take the right action to prevent the past mistakes from happening again. Also, one who is concerned and not worried while remembering the past, will use the past as a steppingstone to enter a future which is free from the influence of negative happenings of the past.

While some people realize that remaining in the present is the ideal way of living, but sometimes in their daily life, they find it difficult to prevent the past from influencing their present life situations. And also, their way of looking at them. **Also, some people say it's fine not to think about the failures of the past but it is unrealistic to not think about past successes, because they are positive events.** Some people are so tied up with past success stories of their lives and are so attached to them that it slowly takes the form of a type of ego. This then starts reflecting negatively in their present behavior and relationships.

Suppose, I have been very good at my studies and I was one of the best in school and college, in excelling in my education. So, do I forget that or remember it because doing that gives me joy? When a joy out of a positive past event becomes excessive and unnecessary, the joy

turns into a negative emotion of ego. It crosses the limits of pure pride or self-esteem. Speaking about past successes to each one we meet can easily be seen by others as unnecessary. Also, some people don't prefer listening to success events of others beyond a certain point. This is because it's very clear in these cases that the other person does not have an intention of informing only. Ask any person about how they felt after having listened to others' success stories repeatedly and they will give you a frank opinion that it was slightly egoistic behavior. People will always like those who mention their successes but at the same time they are humble and remain incognito in not mentioning them repeatedly. That is for speaking about past events of a positive nature. The same applies to thinking about them.

To recognize one's own uniqueness is to respect oneself.

Expression: To have respect for oneself based on other people's opinion or situational achievements is to have respect temporarily. True respect for the self is based on the recognition of the fact that every individual is unique with its own set of unique capabilities. This understanding enables one to see one's own uniqueness without being influenced or without comparing with others.

Experience: When I know to recognize and appreciate my own uniqueness and respect myself on this basis, I am able to be free from ego or a feeling of inferiority. I am also able to recognize naturally the uniqueness of the other person and respect him for it. Thus, I am able to win the love and respect of others too.

Learning Self-respect is a positive affirmation of meditation classes. We can all learn and listen to others soul stories While remembering that we are not our story. We are souls living a human life, and the stories of the past are just situations where we learn our greatest lessons. Learning from the past while staying in the future is the proper way to keep your life balanced and satisfying.

Free classes of Raja yoga meditation are presented weekly in the Hollywood library on Tuesdays, at 10:15 AM and 6:30 PM. Dania library also presents Free Meditation classes on Saturdays at 10 AM. Come and join us at any of these free sessions and learn how to bring more peace of mind into your life. It is very simple to achieve with the right amount of practicing.

Every third Sunday of each month we have an outdoor meditation and arts park at 6 PM, regardless of the weather. If weather is not perfect or rainy, sessions are held at the ArtsPark museum building which is Covered overhead.

These turbulent times are very important join together in group meditations and send powerful vibrations of love and blessings to our world and planet.

***Join us at ArtsPark the 3rd Sunday of every month at 6pm for WORLD PEACE Sunday, October 20, 2019 • 6:00 pm – 7:30 pm**

Bring a chair and a flashlight, see you there.

***MEDITATE@8 CALL IN FOR LIVE MEDITATION**

Call: 712-775-7031 • Meeting ID 660-469-256# Thurs. 8-8:10 pm

*FOR A FREE THOUGHT OF THE DAY INSPIRATIONAL MESSAGE SIGN UP: http://brahmakumaris.org/interactive/mailing_list

WILDLIFE

Article and Photos by Daniela Solivan



size of the body. The red “shield” on the face, gray-black body and white wing markings make the moorhen easy to identify. They aren’t called common moorhens for nothing. If you go to a wetland and don’t see (or at least hear) a moorhen, then you’re not looking (or listening).



Females will lay as many as 15 eggs in a nest made of grasses, sedges and other vegetation on mounds slightly above water levels. Most of the broods we’ve seen are considerably smaller, more on the order of two to five. Both parents incubate the eggs, which hatch in about three weeks; young moorhens are capable of swimming shortly after hatching. One thing we’ve noticed is that siblings from earlier broods often will take part in caring for the young. Older juveniles lack the red shield on the foreheads.

Moorhens lack the lobed or webbed feet that many aquatic birds possess, but they are strong swimmers nonetheless. They can be loud birds, with a mad, as in crazy sounding, cackle. They’re also fairly large, with a body length of a foot or more and a wingspan that can approach two feet.

Common moorhens feed while floating in water or walking on plants. In water the bird feeds by dipping its head and “surface sifting”. It is an opportunistic feeder, which means that it eats the most abundant foods available. This species also feeds on land, gleaning insects or grazing for vegetation, cereals, or fruits.

Source: <https://en.wikipedia.org/wiki/Moorhen>
https://animaldiversity.org/accounts/Gallinula_chloropus
<http://www.wildsouthflorida.com/moorhen.html#.XZjH6FVKjIU>

THE ANHINGA, sometimes called snakebird, darter, American darter, or water turkey, is a water bird of the warmer parts of the Americas. The word anhinga comes from the Brazilian Tupi language and means devil bird or snake bird.

Anhingas are large and slender water birds with long fanlike tails that resemble a turkey’s tail. They have a long S-shaped neck and a dagger like bill. In flight, Anhingas look like a flying cross; the wings are held out flat and the neck and tail stick straight out.

They have slim bodies and look rather flattened in flight. Year-round, Anhingas inhabit shallow freshwater lakes, ponds, and slow-moving streams with branches or logs near the water for drying and sunning themselves. They primarily feed on “rough” fish of little value to humans, including catfish, mullet, pickerel, sucker, gizzard shad. Also aquatic insects, crayfish, shrimp, sometimes snakes, baby alligators, small turtles.



Female anhingas typically lay from two to six pale bluish-green eggs. The parents share incubation of the eggs for 25 to 30 days. Upon hatching, anhinga chicks are naked and helpless. They eventually grow a white down on their belly and a dark down on their back.



Adult males are black with silvery to white streaks on the back and wings. Females and young have a pale tan head, neck, and breast. The bill, legs, and feet are yellowish orange. They swim with their bodies partly or mostly submerged and their long, snakelike neck held partially out of the water. After a swim they perch on branches or logs to dry out, holding their wings out and spreading their tails.

Source: <https://en.wikipedia.org/wiki/Anhinga>
<https://www.allaboutbirds.org/guide/Anhinga/id>
<https://www.audubon.org/field-guide/bird/anhinga>



MIKE BALAN

AIR CONDITIONING INC.

Licensed and Insured
SERVING SOUTH FLORIDA SINCE 1999

- All Work Guaranteed
- Financing Available
- FREE ESTIMATES ON NEW INSTALLS

5 YEARS 0%

INTEREST OR \$450.00 OFF

Phone: (954) 931-4752
Emer: (954) 968-0379

24 Hour Service AS LOW AS \$75.00 PER MONTH

Expires April 30, 2019

\$25 OFF
SERVICE CALL
AND PARTS

MUST HAVE COUPONS PRESENT AT TRANSACTION

Expires April 30, 2019

\$150 OFF
UV Light Install

MUST HAVE COUPONS PRESENT AT TRANSACTION

We want to hear from you!

Please email to: Inside.Hillcrest@comcast.net or you can snail mail to: Inside Hillcrest at 3850 Washington Avenue, Suite 1016, Hollywood, FL 33021.

The letter MUST BE SIGNED and a phone number included so we may verify that you actually sent the letter. In the published edition, only your first initial will be used UNLESS you specifically request that your name be included.



LETTERS TO THE EDITOR

We reserve the right to condense, but we will not edit the piece in order to distort your intent. Anytime we condense, it will be indicated by ...

You can email us at: inside.hillcrest@comcast.net or call (954) 964-2559.

Inside Hillcrest is a newspaper published for the purpose of supplying information and providing Hillcrest residents an opportunity to interact.

Any view expressed in the Inside Hillcrest does not necessarily reflect the opinion or view of the publishers. Advertisers are screened; however, Inside Hillcrest assumes no responsibility for any work performed or quoted or any resulting loss or damage.

©Copyright 2019



ALEX SOFIANOS

AUTOMOTIVE TECHNICIAN

SOUTHPARKAUTOREPAIR.COM

South Park Auto Repair

PH: (954)962-3896

Alex Sofianos
ASE Certified

southpark3325@gmail.com

3325 Pembroke Road
Hollywood, FL 33021

COASTAL

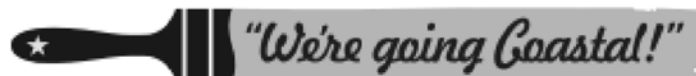
PAINTING COMPANY

**Painting,
Roof Cleaning &
Roof-A-Cide
Power Washing.
Top to Bottom Services.**

CALL TODAY 800-320-8083

LICENSED AND INSURED

www.coastalpaintingcompany.com





Complete Elder Solutions

"Your family away from family"

Princella L. Seymour

954-315-1785 561-699-7178 407-864-5065

(Broward County) (Palm Beach) (Orlando, Central Florida)

We Help Manage Issues That Arise With Aging And Disability

completeeldersolutions.com 9900 W. Sample Road Suite 330
customerservice@completeeldersolutions Coral Springs, FL 33065



To us, it's personal.

Dinah Pickett
Franchise Owner

954.505.7957
HHA# 299994233
HC# 232843

Coastal Companion Care, LLC
2640 Hollywood Blvd., Suite 101
Hollywood, FL 33020
Fax: 954.744.4708
dinah.pickett@homeinstead.com
www.HomeInstead.com/773

Podiatrist - Foot Specialist



House Calls Available
Medicare Assignment Accepted

Bert J. Henkel, DPM
4301 Hollywood Blvd.
Hollywood, FL
954.981.8000

TURNING 65?

Medicare Questions?

Jeff Messett
305-613-4916

Medicare Advantage | Medigap | Part D Prescription Plans
Long-term Care Solutions | Health Insurance | Life Insurance

*Jeff Messett is a licensed insurance agent and not connected to the Federal Medicare program.

Sandra Rodriguez & Team

Deep-Cleaning Specialists



*"Happiness
Is a Freshly
Cleaned House"*

Sandrarodri88@hotmail.com

954-798-4036



TREECE
FINANCIAL GROUP INC.

David Treece
Registered Representative*

Shoreview Professional Building
9999 NE 2nd Avenue | Suite 203
Miami Shores, FL 33138

C 305.495.5413
david@davidtreece.com

T 305.751.8855
F 305.751.0068

www.davidtreece.com

GOT BUGS?
CALL KEVIN BIEDERMAN



OFFICE... (954) 962-2330
WE AIM TO ELIMINATE
(954) 325-8229

ELITE GUARD



PROVIDING PROFESSIONAL SECURITY SERVICES

TO HILLCREST ASSOCIATIONS SINCE 1998

OFFICES IN SUNNY ISLES BEACH AND AVENTURA

305-956-9520 www.eliteguard.com



Nature vs. Nurture? Here you'll enjoy both.

There's an art to living well and the residents of Five Star Premier Residences of Hollywood have mastered it. They spend pleasant days pursuing their creativity, engaging in social activities and dining on cuisine that redefines the joy of cooking. Our lushly landscaped grounds are just as aesthetically pleasing, which encourages residents to happily fill the blank canvas of life. *If you can picture yourself living in Hollywood, call Lisa or Alice for a private tour and complimentary lunch today.*



FIVE STAR
Premier
RESIDENCES
OF HOLLYWOOD

*on the corner of Sheridan St.
and North Park Rd.*



Who says you can't have it all?

- Gorgeous gated community
- Impact glass windows
- Wellness classes include tai chi, yoga and aqua aerobics in heated outdoor pool
- One-bedroom apartments starting at \$2,699
- Keep mentally fit through home study courses, lectures, guest speakers and a book club

More than half our employees have been here from 5 to 25 years!

2480 North Park Road, Hollywood, FL 33021
www.FiveStarPremier-Hollywood.com • (954) 947-2262



A FIVE STAR INDEPENDENT, ASSISTED LIVING AND MEMORY CARE COMMUNITY