

Inside Hillcrest

– Connecting Neighbors to Neighbors –



OCTOBER 2020

HOLLYWOOD, FLORIDA

VOLUME 14 • ISSUE 10

OCTOBER INSIDE HILLCREST

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DON'T FORGET TO VOTE ON NOVEMBER 3

You can tell more about a person by what he says about others than you can by what others say about him. – Audrey Hepburn

PULTE REDEVELOPMENT UPDATE

I cannot say enough about the efforts that have been made by our own Hillcrest Compliance Committee on our behalf. Betty Merk (Hillcrest 15) rocks! She will be unhappy that I singled her out but everyone on the committee will agree that she has gone above and beyond. Betty is back in Canada and still staying on top of things. Her "boots on the ground" are Dr. George Jacobson, former resident of Hillcrest 4 and now a Parkview at Hillcrest homeowner who walk the grounds frequently and sends Betty his observations. Gil George (Hillcrest 16) has worked with Pulte on previous projects in Ohio so he knows the lingo and the processes which has helped greatly. as well as. The other eyes and ears members of the compliance committee are Vera Biro, Hillcrest 24, Steve Hurtig (Hillcrest 25, Maeve Savage and Shelley Brancato (22) as well as several unit owners who have taken the time to take pictures of areas of concern and send in their observations. The Low and Mid-Rise President's Council members have also been actively involved. Also, kudos to Michelle Deverson, Castle Group Property Manager who took over for Millie Whitehead. She has been very responsive and accommodating and we all appreciate her efforts.

PULTE RE-DEVELOPMENT UPDATE – courtesy of the Hillcrest Compliance Committee

The following Questions and Answers address some of the issues that have been presented to the current Pulte Hillcrest liaison, Daniel Lemus by our Hillcrest Compliance Committee.

Q. Lights on Washington St. entrances (6) - has the power issue been resolved? A. Still working on this, old electrical contractor was not being responsive. I am meeting a new electrician there today at 11:00AM. A Board member from the Presidents Council will meet with Daniel and the electrician early next week.

Q. Have the large palm trees that died behind the Washington St. entrances been replaced?

A. We will be replacing them. The Sylvester palms are very expensive (over \$3k each) so it took a while to get it approved. Our landscaper should be able to get these replaced by mid-month.

Q. Confirm the playground has been completed beside the large clubhouse? A. Yes

Q. Has the Gazebo (planned for Central Park close to the Parkview homes) been installed? A. It has not been installed yet.

Q. Is the small clubhouse complete? A. As per Michelle Deverson, Parkview at Hillcrest Property Manager, it is almost complete.

Q. Have the benches/garbage containers been installed? A. The concrete pads have just been poured. The benches and trash receptacles have been contracted and paid for. There is a long lead time for delivery. We are expecting them to arrive in 8 weeks.

Q. The walkway has been recently built to the gate in Central Park. Have the walkways also been fixed throughout the park? A. Yes, they have.

Q. Thank you for resolving some of outstanding bills of buildings. Have you enough information to deal with Building 9's sprinkler system? A. I sent an email a couple a weeks ago with some additional questions. I am still awaiting a response.

Q. Latest news on the pond/grass behind the high rises? A. Still waiting on the permit for the pond. Grass is complete.

Q. Has the tarp/concrete been removed behind building 26/27? A. It has not been removed yet. We will be removed when the work in this area is started. (This work is contingent on the permit for the pond, mentioned above)

Q. Update Building 15/16 Land survey? Do you require anything? A. I am waiting on a sketch and legal from the surveyor to finalize this. I just followed up with him. Should have it this month.

Q. Can you confirm that the landscaping issues with buildings 21,22,23,24 and 25 have been resolved? A. We have completed 24 and 25. We are currently working on the other buildings.



Building A Better Community

Q. Any discussions on passive activities for the park? A. There has been no discussion about this. Other than the gazebo, benches & receptacles, there are no other "amenities" proposed.

Q. Re: landscaping/grass - many residents have been complaining that the grass in "Central Park" is dead in many areas. Is it a sprinkler fault? A. I forwarded this pictures to our maintenance landscaper to make sure the irrigation is working properly.

Q. Do you know why fish were removed from the pond behind building 27? A. We will check with the Parkview Property Manager, Michelle Deverson. I have no knowledge of this.

Q. How about the missing post caps on the fencing? Details on the locations of the missing areas were sent to you by Dr Jacobson. A. Our fence contractor should have placed the caps. Please let me know what areas are missing

Question for Michelle Deverson, Parkview Property Manager: **Q. The area from building 23, 24 and 25 to eastern wall were not done. The fence along the entire Central Park and Western walkway was not done (all the low rises and mid rises). I estimate that only 20% of the fence posts were capped. That includes gates.** A. This was relayed to the vendor and they were requested to have it completed ASAP

BUYER BEWARE

I felt bad that one of our Hillcrest buildings hired a vendor who did a very poor job because almost any building president could have warned them about this particular company. We haven't been able to have HLC meetings per se but we still keep of list of preferred vendors that we share with the building presidents (who are the ones who put the good ones on the list in the first place) but we also keep a side list of vendors who have been nightmares.

Sometimes we have even mentioned them in Inside Hillcrest with a line through their name. But this building really went through a tough time and all it would have taken was a phone call or email to the HLC. If we don't know for sure, we have 24 building presidents that we can ask. I will be sending the Preferred Vendor list out to your building presidents who can suggest vendors that have done a good job for them.

The only caveat to recommending a business is that they must have used the vendor for at least two years unless the recommendation involves a big one-time project.

Continued on Pg.17

WHAT EVERY HOLLYWOOD RESIDENT NEEDS TO KNOW

BY COMMISSIONER LINDA SHERWOOD



There has been a lot of mistrust of your city's leadership bantered around in this past year. Your mayor, commissioners and Management staff cringe every time this is left on their doorstep. So here are a few facts that everyone needs to know.

I did for Lawn Acres and the Walmart. Many meetings will ensue with the developers, myself and the nearby residents to make sure they are happy and safe.

SMART ECONOMIC DEVELOPMENT has raised the value of Hollywood To \$18,000,000,000 and brought better paying jobs. Investment has also been made in continuous infrastructure repairs FROM IMPACT FEES AND PERMITTING FEES The city is 95 years old and coastal, which, keeps repairs costly and in constant need. Any city that does not continue it's economic growth looks forward at possible bankruptcy..

Yes the Taxable mileage rate for Hollywood is high at approximately 7.4 mils. However when compared to the other cities around us here is where we stand: source property appraisers office. Based on average home value with \$50,000 Homestead exemption.

| | | | |
|---------------------|---------|------------------------|---------|
| Ft Lauderdale. | \$7,778 | Pembroke Pines. | \$4,522 |
| Weston S. Hospital. | \$7,166 | Miramar. | \$4,479 |
| Davie S. Hospital. | \$6,393 | Hollywood S. Hospital. | \$4,432 |
| Coral Springs. | \$5,744 | Lauderhill. | \$3,296 |
| Hallandale. | \$5,316 | Sunrise. | \$3,251 |
| Plantation. | \$2,280 | Margate. | \$2,825 |

MARGARITAVILLE: The land on which it resides BELONGS TO THE CITY OF HOLLYWOOD. This property is leased by Margaritaville for \$1,000,000 per year for 99 years. Plus .0001% of their gross sales goes to the City of Hollywood. In it's first year alone that little bit of percentage paid the city over \$300,000. Margaritaville management is also responsible for all maintenance of Johnson St. Including The restrooms and small amphitheater This my not seem much but it is money the city saves. The City of Hollywood also receives by contract 25% from any money obtained for naming rights of the amphitheater.

The mileage rate in Hollywood HAS NOT BEEN RAISED for the last 7 years. This year EVERY commissioner voted unanimously to keep the Milage Rate, Fire Assessment & Inspection Fees with NO INCREASE CAUTIOUS FISCAL RESPONSIBILITY has kept Hollywood Employees working and the city's responsibility to it's Residents Solvent with a \$40,000,000 Reserve fund. All this during 2 major recessions!!

The \$28,000,000 in TIF from the CRA was not lost. The contract was read by each one of us. A sentence clarifying a grant from a loan was left out. This would affect future sales of the building only. However, the City just pocketed \$500,000 for that recent sale.

THE GENERAL OBLIGATION BOND had 3 separate portions. Any portion receiving NO would NOT have been included in the bond money for development. A new city hall was voted no. So there will be no new city hall. Orange Brook Golf Course, Hollywood Hills Golf Course and Sunset Golf Course were placed on the referendum ballot due to the will of the residents to whom EVERY member of the City Commission listens to and works for. We investigated and an average house in Hollywood would have approximately \$50.00 added for the General Obligation Bond onto their property taxes for 2019.

In itself Margaritaville spurred the Mom & Pop motels to remodel inside and out. This alone added \$1.5 BILLION Dollars to the value of the beach and Hollywood FLORIDA has become more well know around the world

MORE ABOUT GREEN SPACES AND GOLF COURSES.

The City of Hollywood NEVER owned Hillcrest Golf Course and in no way could have sold that green space to anyone. 75% of Hillcrest Building owners voted for the sale of the golf course. My job was to make sure all buildings received the money owed them from the previous contract, to make sure safety was taken care of and landscaping promises abided.

The money losing OLD GARAGE that needed millions in repairs was replaced with a new garage containing not only the hotel parking spaces but 600 spaces in addition for Hollywood residents. It was built as a special district funded by bonds sold. The bonds are paid for by the parking garage fees . The garage will be paid off in 2045 and the garage becomes solely the City of Hollywood's possession.

The City of Hollywood DOES NOT NOW OR EVER owned Emerald Hills Golf Course and therefore cannot sell this green space to anyone. It is owned by a private owners. The City of Hollywood is in negotiations to purchase Sunset Golf Course at a price voted on in the General Obligation Bond. It will also have more than \$6,000,000 in remediation clean-up paid for by the current owner not the city. 3 separate appraisals from Independent Appraisal Firms were obtained for clear market value for the property's worth to the city.

LIFE GUARD TOWERS and PURCHASING IN GENERAL: all purchases must be put out for sealed bid . The bids are ranked lowest to high NOT BY THE COMMISSION BUT BY A COMMITTEE OF DIRECTORS knowledgeable in the field. The commissioners during the whole time is placed under a CONE OF SILENCE. We are not allowed to speak with any bidder. THE LIFE GUARD TOWERS NEEDED TO BE especially made to withstand the weather, and salt air plus for the safety, needs and equipment of the lifeguards. They came in AS SEALED BIDS at \$100,000 per tower including specialized roof and painting. These towers will last 20 years. Going to Ted's Shed's was not an option. TED'S SHEDS DID NOT put in a bid . Only received bids by a deadline can be entertained.

PARK RD. DEVELOPMENT: This really cannot be categorized as green space. It is a 50 year old ash dump site that also houses the Public Works Dept. On Pembroke Rd. The city recognized years ago that we could not fiscally afford to remediate/clean up this dump site. We officially categorized it as a Brownfield and put it out for bid 4 years ago. We did receive 3 bids whereby the brown field would be cleaned up by the purchaser along with a project that would be financially good for the city. Purchase from the city for the land is part of the contract.

DEVELOPERS & LOBBYISTS: once any developer or lobbyist comes in with a project the commission is NOT ALLOWED TO SPEAK WITH THEM UNLESS THE CITY ATTORNEY IS PRESENT. We also MUST DISCLOSE if a developer or lobbyist attempts to contact us by phone, email, text or snail mail. Every commissioner must attend Ethics classes yearly and prove so by certificate. I don't know one commissioner including myself who would be stupid enough to risk prison.

The purchaser is now doing their due diligence. We have what is a proposal for a beautiful project which will include possibly a Publix or Whole Foods on the property with low rise residences and other retail.

WHAT IS AN ENTERPRISE FUND? Public Utilities is an enterprise fund. That means it is it's own little business. In other words it must maintain all of it's own expenses with the fees it collects in order to function properly, and safely. On Nov. 10th we will have another Septic To Sewer Workshop. This is not the first one and it won't be the last. For years we have been trying to figure out how to pay for what would be a \$400 million cost to install sewers in the other 48% of Hollywood that does not have them.

My job in this is to make sure Hillcrest and Parkside are protected from noise and pollution with landscaping along a dividing wall. Also they get to give ideas as to the type of retail they would prefer. This is exactly what

October Kitchen Korner - by Cindy Abraham

We are still adding cholesterol lowering foods to our diet. Remember that besides fatty fish (salmon and tuna), beans, vegetables and berries, the list includes oats (#1) avocado, garlic, dark chocolate, nuts especially almonds & walnuts, olives, and olive oil. Here are a couple recipes we tried and liked over the past month that incorporate several of the above. If you are not an OJ drinker, keep a can of orange juice concentrate in your freezer. I will come in handy.

I always wear gloves when I prep food but all three of these recipes really can get messy. I KNOW you all have boxes of gloves in your house these days so use them for these recipes.

AVOCADO & ROMAINE SALAD

3 TBS orange juice
2 TBS extra virgin olive oil
¼ cup pitted Kalamata or other olive coarsely chopped
1 clove minced garlic
1 tsp granulated sugar
¼ tsp salt and ½ tsp pepper
1 firm ripe avocado thinly sliced
2-3 scallions (green and white parts) thinly sliced
½ head romaine lettuce thinly sliced



Whisk the first four ingredients together in a small bowl. add the salt and pepper and whisk again. Add the avocado and onion and toss lightly to coat.

Spread the romaine on a serving platter and top with the avocado mixture. I also mashed it up and ate it on whole grain bread.

Lean meat once in a while isn't off our menu. This recipe can be made with a small lean pork tenderloin or with chicken (dark or white – your choice). I have made it both ways and it is delicious. You don't have to use liquor – you can just double the chicken stock.

ROAST your choice WITH ROSEMARY AND ORANGE

1 small (1 ¼ lb.) pork loin or 4 chicken quarters seasoned with salt and pepper
3 TBS olive or canola oil
2 TBS fresh rosemary or 1 TBS dried
6 TBS Grand Marnier or Triple Sec
3 TBS orange juice (throw in some zest if you have it)
2 TBS brandy
2 TBS melted butter
4 TBS chicken stock



1. Get your ingredients mixed together – rosemary, liqueurs, chicken stock, OJ and butter.
2. Heat oil in a large skillet until it is hot but not smoking and brown the heck out of each side of the meat – 3-5 minutes each side.
3. Remove the skillet from the heat and drain off the fat. Pour the mixture over the meat, cover the skillet, and continue to cook on medium low basting every so often for at least 20 minutes or until a meat thermometer registers 145 for pork or 165 for chicken.
4. Remove the pork from the pan and let rest for a few minutes and then slice and plate. Chicken can be plated right away.
5. Pour sauce over pork/chicken and serve.

Of course, with a chocoholic in the family, I am making this one more than once a week. Buy the dark chocolate with at least 60% cocoa. You may want to buy those little paper candy cups (they look like paper muffin cups but smaller) but you can also spoon them right into a mini muffin tin or even onto a greased baking sheet. WEAR GLOVES. No one is ever going to believe that is dark chocolate stuck under your nails – it is tough to get off. You may even have to soak the cup and spoon in hot soapy water for quite a while to get the chocolate off them.

GOOD FOR YOU DARK CHOCOLATE CANDY

2 cups dark chocolate chips or chunks
1 cup rolled oats
¼ cup slivered almonds or you can use
1 whole almond to top the candy



1. Melt the chocolate in the microwave in a glass measuring cup, stirring until it is very creamy. Pour in the rolled oats and stir well.
2. Spoon dollops onto a baking sheet, in a mini muffin pan or in the paper candy cups.
3. Top with a few slivered almonds or one whole almond – press down into the chocolate.
4. Refrigerate until solid. You can then put them in a sealed container and keep them at room temperature.

I know I keep saying I don't like to bake and then somehow, I find a recipe that I want to try – this one is a good one! It is also made with cholesterol friendly ingredients. Whenever you use lemon, grate the zest, and freeze it so you always have it on hand. You can also freeze lemon or lime juice in ice cube trays and thaw the cubes when you need them.

FRESH APPLE SQUARES

1 ½ cups all-purpose or pastry flour
1 cup rolled oats
1 cup packed light brown sugar
1 tsp grated lemon zest
¾ tsp baking powder
½ tsp salt
½ tsp cinnamon
¼ tsp nutmeg



3 TBS canola oil
¼ cup apple juice concentrate thawed
2 medium tart apples (Granny Smith) peeled (or not) and sliced thin
¼ cup coarsely chopped walnuts.

1. Preheat the oven to 350 and coat a 9" square baking pan with cooking spray.
2. Combine the first 8 ingredients in a large bowl. Wearing gloves, work in oil and apple juice concentrate with your fingers until you have coarse crumbs that stick together.
3. Firmly press 2 cups of the oat mixture into the square pan. Arrange the apples over the crust in 3 rows – you may have apples left over so just keep layering until you run out.
4. Mix the walnuts into the remaining crumbs and sprinkle the walnut mixture over the apples. Pat firmly to make it even.
5. Bake until the top is golden brown and the apples are tender – 30 -35 minutes.
6. Cool completely on a wire rack until firm and cut into squares.

DELICIOUS served warm and topped with maple flavored Greek yogurt or vanilla ice cream.

INJURED?

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Samara
Bober*

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



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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.

Continued from Pg. 3

We thought we had a plan that would be reasonable to our residents however found that that particular plan would not work. I can assure you Public Utilities nor not any mayor, nor any individual commissioner can snap their hands and come up with \$400 million out of thin air. Also by 2025 we are mandated to stop the ocean outfall. Which by the way IS treated water just not treated enough to drink. We have already started to build the injection wells needed and total cost is another \$200 million. Is your head starting to spin yet?

Parks & Rec. including Golf Courses are enterprise funds so is Sanitation and Parking. So whatever they take in for fees is how they survive. When they run short because they have not collected enough to cover their expenses then the City's General Fund must make up the difference.

OUTSOURCING: In 2010 sanitation was outsourced. This was a savings of \$3 million that year and continues to save \$1 million per year. Are we happy with the only bidder Waste Pro. Absolutely Not! Would I outsource another department? No! However, as far as sanitation no other company will give a bid because of the cost for specialized machinery and trucks to pick up garbage in our alleys. 70% of Hollywood is alleys. We have calculated the costs to bring sanitation back in house. It is not financially feasible.

STREETS- ALLEYS-SIDEWALKS THIS WILL ALL BE TAKEN CARE OF OVER THE NEXT 5 TO 10 YEARS. Where this was almost impossible to keep up with money wise in past; the PENNY TAX, GOB, AND ILA WITH BROWARD COUNTY WILL GIVE US THE EXTRA MONEY NEEDED TO TAKE CARE OF ALL OF THESE ISSUES

I think I've covered about 3 pages here and have given you enough to read for a major headache.

FOR ALL FURTHER INFORMATION INCLUDING HOW MUCH, AND WHEN GOB PROJECTS AND PENNY TAX PROJECTS WILL COST BE COMPLETED—SIMPLY GO TO HOLLYWOODFL.ORG and you will be able to find answers to any questions you may have. And if not do not hesitate to email me 24 hrs. A day 7 days a week at Lsherwood@hollywoodfl.org



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



Greetings Hillcrest Residents,

As we move into the fall and approach the holiday season, we continue to experience an unprecedented year. With a crucial election just days away and many other important events happening in Broward County, we must remember to stay up-to-date on accurate information and work together to get through the immense challenges facing our region and our country.

Broward County has moved towards Phase Three re-openings with a number of Emergency Orders. Emergency Order 20-25 relaxes some restrictions on community pools, billiard halls, and other shared spaces. Emergency Order 20-26 brings Broward County into safe compliance with Phase Three, expands the capacity at restaurants, and reopens bars. Emergency Order 20-27 further expands permissions at gyms, shared community spaces, and other establishments. You can always find an updated list of Emergency orders at broward.org/coronavirus.

Even as we move into Phase Three, we must remember that this is still a contagious and dangerous virus that is still impacting many people in our community. Residents should wear a mask when out in public and practice social distancing. When it comes to the COVID-19 pandemic, safer is always better.

If you feel safest at home, there are many opportunities to stay entertained through our Broward County Library! Broward County Library is the 2020 winner for Florida Library of the Year for a good reason! Our library staff continues to provide Sensational Service to all of our residents, including drive through pick-up of books. In addition to our bevy of databases and online resources that can be accessed through your library card, our libraries have plenty of unique online events and learning opportunities for people of all ages. These online events include events for Kids, such as Storytime Animation and Bookopoly; events for Teens like Readyng for College and Anime Club; and events for Adults

including Book Clubs and lifelong learning opportunities in business and commerce. You can go to broward.org/library to take advantage of all these opportunities!

Voting

Election Day is almost here! By the time you read this, Early Voting will almost be over. If you have not voted yet, I strongly encourage you to do so on Election Day. This is perhaps the most critical election of our lifetime, and we want a record voter turnout here in Broward County. You can find information about your polling place and how to vote at browardsoe.org. If you are reading this and still have not mailed your vote-by-mail ballot, I highly recommend delivering it directly to the Supervisor of Elections at 115 S Andrews Ave, Fort Lauderdale, FL. This is a safer way to ensure your ballot is counted rather than putting it in the mail so close to election day.

Thanksgiving

Thanksgiving is this month – and while 2020 has been an exceptionally difficult year, we still have much to be thankful for. We should give thanks if we have maintained our health, our jobs, our homes, and our families – 2020 has taught us, more than ever, that we cannot take these things for granted. I hope everyone stays safe and enjoys the holiday with lots of delicious food!

Contact Us

Although my personal contacts with Hillcrest residents have been curtailed due to COVID-19, I assure you that I, my office and staff are always available to any resident for suggestions or ideas they wish to share with me. If there is any matter for which you feel I may be of assistance, please feel free to call me at 954-357-7006 or 786-559-2306. You may also send me an email at bfurr@broward.org.



GOT BUGS?

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Love Where You Live!

We want to express our sincere appreciation and thanks to our clients and peers for honoring us with the Our City 2019 Best of Hollywood Realtor award.



Our goal is to help every homeowner get top dollar for their property. The demand for turnkey properties is at an all-time high because buyers don't want the hassle or added expense of having to remodel.

This is why **WE PAY FOR AN INSPECTION UP FRONT**, so we know which issues need to be addressed before we list your home. As licensed realtors we do what nobody else in the business does; we risk our own money to help you prepare your property for sale. We do it to help you maximize your profits and we do it to make money. Want to know how much your home or condo is worth?

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ADVICE FOR HILLCREST CONDO SELLERS
 – Cindy Abraham, Keller Williams A Team Florida

When I repeat the same thing over and over in Inside Hillcrest it is not always because I am old and forgetful. It is usually because it bears repeating. So, one more time...when it comes to list price...

1. if you price too low, you will get multiple showings very quickly and several offers within the first few days that often result in a bidding war.
2. if you price to market value, you will sell close to, at or a little over list price within 30 days.
3. if you price too high, you will get little to no showings unless a realtor wants to use your property as contrast to sell a different listing that is reasonably priced.
4. PERIOD. There are few exceptions to this rule.

One recent pending sale screamed out my "PRICE RIGHT the first time!" mantra. It went on the market **May of 2017** for \$119,500 and sat there until May of this year. The seller relisted in June for 115K and it sold in 59 days. Why? Because the market finally caught up with the list price. I lost a listing last January when I told the seller that she would not get over 100K for a mostly original unit and suggested listing at 99K. She hired someone else who listed it at \$122,500. It is now October, the price is down to \$108,990 after several price reductions and it is still sitting while the seller (who moved) continues to pay electric, insurance and maintenance fees.

But with the rapid sales of 1/1/1 units lately (75% of pending sales), the market may catch up to her price in the next few months.

Pricing right is supposed to be the easy part. The harder part is staging, marketing and personally showing the property EVERY TIME. That is what we do. The hardest part is negotiating all the pitfalls between contract to close. We personally attend every inspection and appraisal. And of course, because we live here, we can usually navigate the approval process easier than outside agents.

Another interesting listing went on the market November of 2018 at 115K. It was a nicely remodeled 1/1/1 but did not sell. The seller relisted this year at 115K and it sold quickly. Again, the one bedrooms have been having quite a run.

I recently refused to list a 1/1/1 at a ridiculously high price. I told the seller that our claim to fame is the fact that we sell most of our listings within 60 days. She remarked that it was probably because we always underprice! I then showed her that the highest corner sale, the highest 2/2 convertible sale and the second highest 1/1/1 in her building were all sold by Keller Williams A Team Florida. Don't even...!!!

Sometimes we go on listing appointments with sellers who have no intention of hiring us. They just want our expertise and advice so they can pass it on to their friend/relative who they really intend to list with. I know that. Even though it irks me, I chalk it up to helping a neighbor. However, when the contract to close part starts going south, I won't be able to help at that point.

OCTOBER 2020 STATE OF THE MARKET

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



As I said on the cover, sales are definitely moving for Hillcrest condos. We are up to TWENTY units going under contract in October and TWELVE closed sales. Currently we have 53 active listings; one 3-bedroom, 36 two bedroom and 15 one bedroom units.

Of the 20 pending sales, only 3 were in the low/mid-rises but remember that of the 52 active listings only 7 are low/mid-rise condos. 13 of the 20 were in all age buildings and three of those were the rental buildings.

Of the 12 CLOSED September sales, only 4 were in all age buildings but the sales were quite high. All age Buildings 2, 9 and 25 9 have been doing quite well with their values in part because the association has an approval process that is efficient and effective which draws realtors to show in that building. A 992 SF remodeled corner sold for 162K, an 899 SF 2/2 sold for 130K and a 884 1/1/1 sold for 123K. Your building values are affected by your building's reputation and it has always been that way. Especially now that agents realize there is no master association and each building does their own thing when it comes to screenings.

A few of you asked if I would designate which ones are corner units so I will put a C after the unit number. We are keeping an eye on the corner units because before February they were selling like crazy and then just seemed to stop. Looks like they are getting some action again.

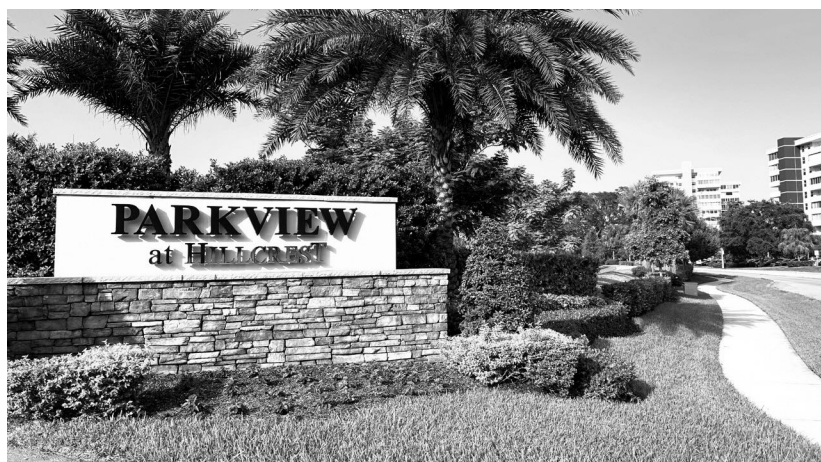
PENDING SALES

| Building | Unit # | B/B | SF | Orig. List | Final List | Sold/DOM |
|----------|--------|-------|------|------------|------------|----------|
| 26 | 501-C | 2/2 | 1426 | 175,000 | 165,000 | 168 |
| 25 | 704 | 2/2 | 1132 | 147,500 | | 35 |
| 21 | 307 | 1/1/1 | 896 | 120,000 | | 89 |
| 21 | 906 | 1/1/1 | 896 | 126,000 | 120,000 | 93 |
| 24 | 509 | 1/1/1 | 844 | 119,900 | | 44 |
| 23 | 409 | 1/1/1 | 844 | 119,000 | | 59 |
| 24 | 406 | 1/1/1 | 844 | 115,000 | | 106 |
| 25 | 307 | 1/1/1 | 844 | 120,000 | 115,000 | 179 |
| 21 | 309 | 1/1/1 | 844 | 102,000 | 92,000 | 257 |
| 23 | 300-C | 2/2 | 1284 | 189,000 | 184,500 | 39 |
| 23 | 419-C | 2/2 | 1284 | 179,900 | | 8 |
| 18 | 302 | 2/2 | 990 | 157,000 | 149,900 | 76 |
| 16 | 110-C | 1/1/1 | 775 | 135,000 | | 19 |
| 20 | 608 | 1/1/1 | 830 | 135,000 | | 17 |
| 16 | 504 | 1/1/1 | 775 | 120,000 | | 12 |
| 25 | 414 | 1/1/1 | 884 | 135,000 | 118,900 | 172 |
| 26 | 403 | 1/1/1 | 884 | 115,000 | | 51 |
| 25 | 714 | 1/1/1 | 884 | 115,000 | 110,000 | 143 |
| 23 | 905 | 1/1/1 | 896 | 109,000 | | 13 |
| 11 | 109 | 1/1/1 | 775 | 99,900 | | 11 |

CLOSED SALES

| Building | Unit # | B/B | SF | Orig. List | Final List | Sold | DOM |
|----------|--------|-------|------|------------|------------|---------|-----|
| 2 | 201-C | 2/2 | 1344 | 175,000 | 169,000 | 162,000 | 97 |
| 19 | 212 | 2/2 | 1150 | 155,000 | 154,000 | 150,000 | 53 |
| 22 | 517 | 2/2 | 1216 | 149,000 | | 149,000 | 32 |
| 23 | 200-C | 2/2 | 1284 | 179,000 | 145,000 | 150,000 | 40 |
| 9 | 314 | 2/2 | 899 | 150,000 | 140,000 | 130,000 | 54 |
| 25 | 610 | 1/1/1 | 900 | 134,900 | | 123,000 | 52 |
| 7 | 203 | 2/2 | 980 | 139,000 | 133,500 | 130,000 | 182 |
| 22 | 215 | 2/2 | 1132 | 121,900 | 116,000 | *100.00 | 306 |
| 26 | 914 | 1/1/1 | 844 | 120,000 | 107,000 | 105,500 | 101 |
| 18 | 309 | 1/1/1 | 775 | 102,000 | 90,000 | 90,000 | 38 |
| 22 | 607 | 1/1/1 | 844 | 89,000 | | 87,000 | 33 |
| 26 | 1107 | 1/1/1 | 844 | 89,900 | 87,000 | 80,000 | 114 |

(Agent entered sales price at \$100.00 but of course it sold for \$100,000. Also, look at # of Days on Market – please be sure you hire a competent local agent if you want to avoid mistakes like these.)



PARKVIEW AT HILLCREST JULY SALES LISTED IN THE MLS PENDING SALES

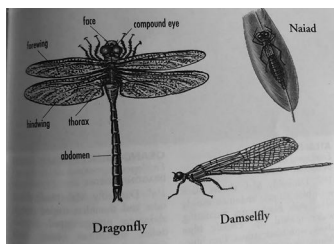
T = Townhome/ SF = Single Family

Currently, only a 2,795 SF home at 1455 Myrtle Oak Terrace is listed as active on the MLS at 670K. The properties that were in pending last month are still in pending but none closed in the MLS during September. And again, in September, nothing showed up in Closed Sales through the MLS.

Curious as to how much equity you have built up in your Parkview home? **Call us at 8-HILLCREST or email INFO@ATeamFlorida.com.**

IN OUR BACKYARD – by Meredith Shuster, Hillcrest 26

In Our Backyard we have a world of wild plants and insects. Let's pass over ants, flies, roaches and spiders. Although they are important to Mother Nature's ecosystem, the ones that enter our home are asking to commit suicide. RAID! Let's move on to our more colorful insect neighbors.



Dragonflies and butterflies are insects in our backyard today that have existed for millions of years. In comparison, the Egyptian pyramids would be modern history as some Hillcresters may remember. Oh, I am kidding - we don't have any Hillcresters that were around when these insects first emerged on planet Earth. However for those of you that

remember the building of the pyramids, butterflies and dragonflies were and are considered strong spiritual symbols.

If you have ever experienced a dragonfly or butterfly that seemingly catches your attention or continually crosses your path over a short period of time, could it be that you are receiving a message from spirit? (Spirit?) All of these beautiful creatures in all their varieties of colors symbolize transformation and change. Dragonflies indicate growing into both mental and emotional maturity and exploring the deeper meaning of life. In addition to change and transformation, butterflies symbolize grace, joy and are thought to be the messengers of angels.

Our backyard has been filled with sapphire blue (Great Blue Skimmer), Irish green (Common Green Darner), ruby red (Scarlet Skimmer) and tiger colors (Eastern Amberwing) dragonflies. Their wings allow them to fly forward, backward and hover. They are voracious eaters of mosquito larvae and tadpoles. Damselflies are similar but smaller. It isn't easy to tell them apart except damselflies fold their wings over their body. Dragonflies leave them extended.

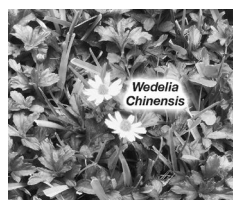
Butterflies abound. I so enjoyed the black with yellow stripe Zebra Longwing. It is designated as the Florida State Butterfly. Orange with black stripe Monarchs and the white wings with brown edges and black dots known as the White Peacock were plentiful. The names of the tiny white and



yellow butterflies/moths with wing spans about 1/2 inch that fly low to the ground make me smile as I walk out my back door to the walking paths. (Not to worry, I live on the first floor.) I couldn't find their names but I did find out the ground cover plants that attract them. Butterflies drink nectar from plants and are needed pollinators.



As home owners, weeds were scrupulously kept out of the lawns. I for one, enjoy the tiny yellow (Wedelia chinensis), white (Tropical girdlepod), blue and purple (Largeflower Mexican clover and Turkey tangle) little flowers that are cropping up amongst the grass. My favorites are the Common Beggar-ticks which look like



miniature daisies. The multitude of insects and plants are far more than I can cover. It is my hope that the next time you are in our backyard, you take time to appreciate all that surrounds us. Whether the message received seems spiritual or simply a recognition of our natural world, may it give you a moment of joy, peace and beauty in this time of uncertainties.



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To our Hillcrest Friends and Neighbors:

Many businesses, malls, hotels, restaurants, bars and establishments have closed or are providing limited services due to the COVID-19 outbreak. Many workers like you and I are currently working from home, away from our usual surroundings, or places of business. During these difficult times this downtime may be the best time to get those projects you've been putting off started. Coastal Painting is open for business and ready to assist with painting, pressure washing, roof cleaning or restoration services.

In the wake of COVID-19, our crews are still cleaning and protecting businesses and communities with a Bleach and water mixture. This is sprayed onto sidewalks, driveways, drainage swales, curbs, entry doors and exterior surfaces. It limits/kills the growth of mold, mildew, bacteria, and germs. Our crews treat sidewalks as needed after they have been pressure cleaned to limit chemical exposure to grass and foliage.

With many people walking outdoors, now more than ever Coastal Painting can make your sidewalks look like new. It helps avoid slips and falls on your sidewalks, keeps them looking great and gives your community peace of mind. Ask us about our Beautification and Maintenance programs.

To be clear the well-being of our customers, staff and employees are still our number one priority.

- Compliance with all federal, state, and local advisories.
- Monitoring the health of employees.
- The company is encouraging office staff to work from home.
- The company is encouraging its sales team to implement a no-handshake policy when out meeting with clients.
- All members are encouraged to practice social distancing as suggested by federal, state and local authorities.
- The company is encouraging sick employees to stay home.
- The company is asking employees to notify supervisors if they have had contact with someone who may be symptomatic and or contracted COVID-1
- Coastal painting has no employees displaying any symptoms currently and we are working hard to make sure all employees work under the best and safest practices.

If you have any upcoming projects for painting, waterproofing, pressure washing, roof cleaning or structural restoration, we would like to speak with you about your job. I can be reached at (954) 427-1994. My cell is 561 414-8477. My email is garya@coastalpaintingfl.com. Contact us at <http://www.coastalpaintingcompany.com> to learn more.

Again, these are scary times. This virus has impacted all of us. Our hearts go out to all who have been affected by this outbreak. However together we will get through this. Take care, be safe, keep your distance, be kind to one another and stay healthy.



Gary Adler - Business Development Coordinator

Coastal Painting Company
6820 Lyons Technology Circle, Suite#125
Coconut Creek, FL 33076
Office: 954-247-1994 Fax: 954-427-1966
Email: garya@coastalpaintingfl.com
www.coastalpaintingcompany.com

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MARTY KIAR - BROWARD COUNTY PROPERTY APPRAISER



Questions About Your 2020 Property Assessment or Exemptions?

Our office recently mailed over 775,000 TRIM (proposed tax) Notices to Broward County property owners. These proposed notices show your 2020 property assessment, exemptions and proposed tax amounts as set by the various taxing authorities listed on the notice. It is important to remember the Property Appraiser's Office does not set or collect taxes. Our office is responsible for assessing every parcel of real and tangible personal property in Broward County as of January 1, 2020. We also grant tax-saving exemptions to qualified applicants. For a list of all the available tax-saving exemptions, please visit <https://web.bcpa.net/bcpaclient/#/Homestead> or call us at (954)357-6830.

If you have any questions regarding your property assessment or exemptions, please contact my office directly at the following numbers:

- Tax-Saving Exemptions & General Questions (954)357-6830
- Residential Property (954)357-6831
- Condo, Co-op & Time-Share Property (954)357-6832
- Commercial Real Property/Duplexes (954)357-6835
- Tangible (Commercial) Personal Property (954)357-6836
- Agricultural Property (954)357-6822
- Report Homestead Fraud (954-357-6900)

If you have questions or concerns about any of the tax rates or non-ad valorem fees including fire assessments, please contact the taxing authority listed on the TRIM Notice.

The ABSOLUTE deadline to file an application for any 2020 exemption or appeal your property's just value is September 18, 2020.

COVID-19: Florida law requires our office to value property based on the status of the real estate market on January 1. Any impact to real estate market conditions caused by this crisis will be reflected in the 2021 assessments. The 2020 just values are based on the market data from January 2, 2019 to January 1, 2020.

Value Adjustment Board

The Value Adjustment Board (VAB) is an independent quasi-judicial review board. If you believe your property assessment is not what a buyer would have reasonably paid for your property on January 1, 2020, you should first contact our office. If after speaking with one of our appraisers, you still do not agree, you can file an appeal with the Broward County Value Adjustment Board. If you were denied an exemption, you may also file an appeal with the Value Adjustment Board challenging this denial. The absolute filing deadline for Value Adjustment Board petitions is September 18, 2020. If you would like to file a petition online, please visit the VAB website at <https://bcvab.broward.org/axiaweb2020>

Should you have any questions for the Value Adjustment Board, they can be reached at vab@broward.org or (954)357-7205

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

PRACTICING MEDITATION CAN SOLVE PROBLEMS & SERVE THROUGH YOUR MIND!

- SUBMITTED BY ETTA STEVENS

Service, which means to serve others, is our nature. We serve so many people with our time, knowledge, skills, finances, and talents. However, physically, or financially we can help only a few people, a few times. We cannot reach out to everyone, all the time. But with service through thoughts, each of us can serve the whole world – anyone, any place, any time - from anywhere. Take this moment to see how you serve the world with your mind, by radiating pure vibrations or blessings every morning.

MEDITATION - *I am a pure being. I am what I want to see in the world. I live peace and love and thereby radiate them into the universe. Whatever may be the situation, I respond with peace and love. In every scene of my life today I contribute towards creating a peaceful world. Just by living peace, love, and happiness, my vibrations radiate into the world every moment. I also practice service through the mind...I serve the world with my thoughts...The world needs healing...I consciously radiate vibrations of healing and happiness. I set aside a few minutes every morning or during the day...or even while cooking, driving, or walking. I choose someone who is in pain...could be someone I know... a stranger about whom I heard...a city... an entire country which going through a crisis... I detach from their situation... I understand them ... I serve them with the vibrations they need... I create and radiate the vibrations they need... not the vibration which is already present there. If there are anger and hatred, I send love. If there are panic and fear, I send peace. There is no limit to the number of people I can serve with my healing energy.*

Repeat this affirmation a few times. When you create vibrations of unity, compassion, respect, love, and peace, it is not just for the outer world. It becomes the quality of your inner world. You will learn to detach and not get sucked into negativity around you. You also earn unlimited blessings from the universe.

When a situation is not your way, do you label it as a problem, crisis, chaos or misfortune? In reality, it is just a scene of life, meant to be the way it is. Thinking about what already happened just because it did not match your expectations, destroys your inner power to fly over it. Any situation is not really the problem, our perception about it makes it a problem. The situation is only as big as our mind perceives it to be. We often radiate negative energy by blaming, judging, questioning, or trying to control the situation, which is actually not in our control. Acceptance of what happened silences the mind. Our efficiency and decision-making powers increase. We start to see solutions and new possibilities in the stillness of our minds. Our calmness influences the situation and controls the situation. Let's always be focused on what is in our control - our response. Resolve the situation and if nothing can be done, accept it with dignity. Remind yourself, *I take responsibility for my state of mind irrespective of external factors. I am a master of my mind and a master of my situations.*

We have so many accomplishments over the years right from childhood, that we are really proud of. We must have faced many challenges along the way to achieving them. There might have been difficulties, interruptions or disagreements. Remember all those times to see how you crossed them. You will notice that whenever you were focused on solutions you would have got better results than when you were focused on the challenge itself. So, whether it is an issue in our health, in relationships, in a project, or in finances, let us cultivate a solution-oriented approach. Do not avoid or delay during challenges. As a problem-solver, you start converting dreams into goals, and goals

into reality. You can handle everything that comes in your way, with your solution-oriented mindset.

This is the reason MEDITATION IS THE MOST HELPFUL TOOL NOW AND FOR THE DAYS AHEAD. Repeat the meditation above a few times a day. You will find that staying home, wearing masks, and unscrambling the problems that face us in November can be easily solved. Try it, you will see I am right. MEDITATION is a powerful thought. Sit in silence every morning and before bedtime. Even if you never meditated before, the silence will put balance in your life, and soon you will be able to handle anything that comes your way.

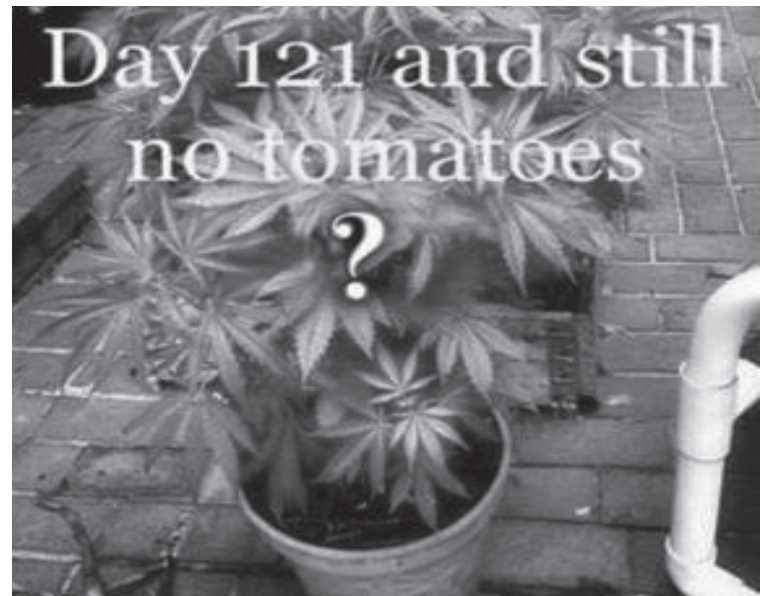
Our MEDITATION CLASSES ARE NOT OPERATIONAL IN PERSON AT THE CURRENT TIME DUE TO THE PANDEMIC. GLOBAL MEDITATE@8 HAS GONE VIRAL: FACEBOOK LIVE EVERY THURSDAY WITH GREGG BLAIR ON HIS FACEBOOK PAGE AT 8 PM EDT. Join us, live, you will enjoy this positive and gentle meditation by Gregg.



DO IT YOURSELF COVID - 19 TEST:

1. Pour a large glass of red or white wine; try to smell it.
2. If you can smell the wine, then drink it and see if you can taste it.
3. If you can taste it and smell it, that confirms that you do NOT have COVID-19.

Last night I did the test 19 times and all were Negative, thank God. Tonight, I am going to do the test again, because this morning I woke with a headache and feel like I am coming down with something



*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/mailling_list

Commissioner Blattner's October 2020 Report

by Commissioner Dick Blattner



ATTENTION VOTERS: If you requested a Vote-By-Mail ballot you should have received it. Fill it out from the comfort of your living room and PLEASE MAIL IT IMMEDIATELY! DO NOT let the Post Office dictate this election.

ANOTHER OPTION: Early Voting begins October 19. You can take your Mail-In ballot to the precinct and deposit it in a special lock box, which is emptied nightly and returned to the Supervisor of Elections office.

COMMISSION ACTIONS:

Everyone should have received a notification of changes to the Sanitation Program. I know you will want to know how this will affect you, so go to <http://hollywoodfl.org/1059/Public-Works> for details. You can also enter your address to learn applicable information for your home.

APPROVED:

The 2020 Budget which contains a **RATE** change. The reason for the highlighting is that the rate isn't everything. Try this scenario: "Why did my taxes go up again?" A common question. Primarily it is the value of your property. It appreciated in value because the County Property Appraiser's survey of sales of similar properties resulted in a reassessment.

- Only about 35% of your tax bill is represented by Hollywood. The County, Hospital District, School Board, etc., account for the rest.
- Our tax rate has not changed for four years. The Fire Assessment fee remains unchanged. Debt Service is down a bit as are Fire Inspection fees for businesses and multiple family residents.
- **STEP ON A CRACK, BREAK YOUR MOTHER'S BACK.** Something from childhood memories. The City has many sidewalks that are dangerous. This is what we have done:
- Passed an Ordinance that all sidewalk repairs are the responsibility of the City. No more arguing about who has to pay.
- Hired a firm to undertake a pilot program to see if grinding down the cracks is effective. This has just begun.
- Conducted a City-wide survey of all streets and sidewalks to establish priority of repair or replacement. Survey results will be reported soon.
- The reality is that this is a five-year program. In the meantime, be sure to walk with care.

OTHER ACTIONS:

- **Approved** \$763,000 for utility upgrades.
- **Funded** School Resource Officer program.
- **Approved** changes to sanitation services. See above.
- **Approved** \$8 million for a downtown Hollywood Blvd. project, including:
 - Widen sidewalks
 - Install new lighting and landscaping
 - Improve drainage
 - Changing Tyler St. to two-way traffic

This will take at least three years, half of which is planning. This may sound routine but far from it. It's a real game changer.

CARES ACT. As mentioned previously, our share of the CARES money is \$579,000. It is designed to help people adversely affected by COVID-19. To date we have given rental assistance to 105 families with 100 more on the waiting list. The funds are distributed to property owners.

UPCOMING MEETINGS

- **10/14** 1:00 pm Virtual meeting. Mooring Fields 3:00 pm (Tentative). Commercial Corridors
- **10/21** 9:00 am CRA 1:00 pm Commission Meeting
- **10/28** 3:00 pm Vulnerability Assessment 6.00 pm "Commission in the Community."
- **IN CLOSING.** This will be the last report before the November 3 election. Everyone knows how important this is at every level. The ballot is only four pages so there is really no reason to NOT complete the whole thing. If you do not know about particular races, the Sun Sentinel and other media outlets have published their recommendations.

JUST ONE MORE THING: Isn't it interesting how well Miami sports teams are doing?

Continued from Pg. 1

If you are thinking about doing a big project in your building or switching vendors, contact us at hillcrestleadershipcouncil@comcast.net. We are also in touch with several other condo communities so we have a lot of resources when it comes to vetting a vendor. Don't forget there are referral fees to be had by unscrupulous board members if they can get another building to sign up with a vendor. We don't play that. The HLC and IH are beholden to NOBODY. The mission of the HLC is not only to connect neighbors with neighbors but also to protect our neighbors from shady businesses.

I cannot wait to see the new lobbies in Buildings 21, 23, 24 and 25. I already saw what they did in Hillcrest 22 – BEAUTIFUL! That one is going to be hard to beat.

REAL ESTATE UPDATE

Things are definitely getting back to normal and hopefully will continue. It is very important right now for each building to have an approval process that is reasonable. The days of multiple-page applications are over. Because we all use professional vendors for background checks, we need minimum paperwork. The screening company can provide you with a basic application. You DO NOT WANT to request buyers personal information that can put them at risk for identity theft. Leave it up to the professionals.

We are also trying to get the word out that Hillcrest has caught up to the 21st Century and nothing says "out of date and out of touch" more than asking people to fly in for personal interviews rather than using Skype or Zoom. Treat people the way you would want to be treated. Do not underestimate the power of reputation among realtors to impact your building values. We have a group of over 130 local buyer agents who communicate with each other about their experiences with the different Hillcrest buildings. In fact, I have been contacting the building presidents to create a spread sheet for these agents so they know which buildings particulars and rules. They will know at a glance which buildings are over-55, which allow rentals or pets, which are restricted to one car only, etc. I would also appreciate it if our associations (and property managers) would treat realtors who shop Hillcrest with respect. Being responsive and courteous goes a long way.