

# Inside Hillcrest

– Connecting Neighbors to Neighbors –



JUNE 2018

HOLLYWOOD, FLORIDA

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## JUNE INSIDE HILLCREST

This issue has a lot of info that you **NEED TO KNOW**. From fee compliance for condo boards to the right way to recycle to information that can help you or a friend/relative personally and/or financially.

As a Realtor and Editor of Inside Hillcrest, I have tried for years to bring Hillcrest buildings into compliance with the laws on fees, especially application fees (no more than \$100.00 PERIOD) and unreasonable estoppel fees which seem to be the specialty of our property managers. \$350 for an estoppel is NOT reasonable. Because the seller pays the estoppel and then moves away, you can probably get away with it. But if you BOUGHT in Hillcrest and paid more than \$100 per person or \$100 per married couple, you have a right to get your money back from your association. Here it is again in black and white.

### CONDO FEES:

Condo associations across South Florida are ripping off consumers with high application fees in violation of state law, a Miami Herald investigation has found.

Associations are allowed to charge people applying to buy or rent a unit a maximum of \$100 per person. The nonrefundable fees cover the costs of interviews, background and credit checks. But many buildings gouge tenants and buyers with fees anywhere between \$125 and \$625, according to lease and purchase applications reviewed by the Herald. Some associations also tack on moving-in and other charges that run into the hundreds of dollars.

In Miami-Dade County, nearly half of condo listings show application fees exceeding \$100, from fancy high-rises in Miami Beach to run-of-the-mill units in Kendall, according to a Herald analysis of a database used by Realtors. The problem exists in Broward County too but is less widespread.

*All in all, the high fees could lead to class-action lawsuits against associations and property management companies, attorneys say.*

“State law seems to pretty clearly prohibit fees in excess of \$100,” said Jason Kellogg, a Miami attorney who specializes in condo association law. “This sounds like a major racket. ... The cost of owning or renting a condo in South Florida is expensive enough without associations fleecing residents with illegal fees.”

**NEED A JOB?** ATTENTION employers in the construction industry! Looking to fill those open positions within your company? CareerSource Broward is hosting its 2018 Construction Industry Job Fair to help connect employers with qualified candidates. Booths are available on a first-come, first-served basis, so contact us today to reserve your spot! There is NO COST to participate, but registration is required, see page 19.

**NEED A LOCAL VENDOR THAT YOU CAN TRUST TO DO A GOOD JOB?** NOBODY advertises in Inside Hillcrest unless we know their work. Either we use them ourselves or they are recommended by Hillcrest residents. Support our advertisers and let them know you met them in Inside Hillcrest.

**NEED A LOCKSMITH?** We all do at one time or the other. Julie at Big Lock & Key is a Hollywood Chamber member, VERY good at what she does, and one of my favorite people. We give a gift card for Big Lock & Key to all our buyers because we know, like and trust her. She has joined the Hillcrest family and her contact info is on page 22.

**NEED A VACATION?** Hell, yes! Dan Riehle, Hillcrest resident for umpteen years and owner of Tropical Blue Travel wants Hillcresters to get together for a cruise. What a wonderful way to meet your neighbors outside your building. They are much nicer! See details on page 17.

**NEED A SUMMER CAMP?** My dear friend and Chamber buddy Kyle Harris owns Harris Art Studio at 6629 Taft Street and has a great weekly Arts Camp going on, so your child can attend for one week or more. Affordable, fun and age appropriate. Details inside on page 19 or go to his website <http://www.harrisartstudio.com/2018-summer-camp> or call Kyle at 781-308-1379.

**NEED A BABYSITTER?** A good babysitter can feel like a vacation! As you saw in the last issue, we have lots of children moving in to Hillcrest; especially in the new homes. I almost baby-sat little Grace who you met in the last issue when mom was stuck one day. Pat Riehle is right here in Building 23 and ready to help care for your little ones if you need a night out or while you are working. See page 10.

**NEED HELP** with an elderly friend, relative or neighbor? Inside Hillcrest prides itself on having the best resources in town from financial protection, in-home care, an Assisted Living Facility to meet your needs AND budget, doctors who make house calls – you name it, we got it. If what you need is not on page 23, call 8-HILLCREST and we will guide you to the best in town.

**NEED TO KNOW WHAT IS GOING ON?** Every month Beam Furr, our Broward County Mayor writes for Inside Hillcrest and Dick Blattner, Hollywood City Commissioner, District 4, lets us know what is going on in our City. Commissioner Blattner writes bi-weekly so we have two blogs every month to keep us current.

**NEED A GOOD LAUGH?** If current politics isn't doing it for you, make sure you get a copy of next month's Inside Hillcrest. Our readers send us the best stories/jokes they have heard in the last 6 months and we print them every January and July.

**NEED A FOB FOR THE NEW CLUBHOUSE?**

*Check inside for day/time to pick one up.*



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



Greetings Hillcrest Residents,

The foundation of America is our freedom of expression and our rule of law. The idea that the powerful are accountable to the people, the notion that a free press is vital to the truth, and the concept that no one, no matter how rich or how powerful, is exempt from the law – those are the tenets that define America.

But America's democracy feels threatened. Too often, we turn on the news to see our democratic norms in jeopardy. I'm concerned when the validity of the press is consistently attacked. I'm concerned when voting rights are diminished and under constant threat in places throughout the country. I'm concerned when foreign countries interfere in our elections. Our bedrock institutions, from the FBI to Congress feel to me like they are being undermined.

These events can threaten the very backbone of our democracy. If we do not hold those in charge accountable, we can lose the freedoms that we hold most dear. But how do we stop it? What can the average citizen do to make sure our democracy is protected? The answer is simple: vote!

2018 is a major election year. There are midterm elections in November that will determine everything from your Governor to your local School Board representative. Far too often midterm elections see a lower turnout than elections that include presidential candidates. Too often, people only vote for the very top of the ticket – the President, and maybe the Governor or the Senator, but local races are even more important. Our democracy is not top-down. It is bottom up. Your local county commissioners, school board members, city councilors, judges, and more are the frontline in making democracy work for you. So don't stop at the top. When you vote, make sure to vote all the way to the bottom of the ballot. Local

officials are the ones closest to you, your community, and your day-to-day life. They are more likely to know what is needed to make a difference right down to your very block or building.

This year's election is also filled with lots of ballot questions – to the point where skeptics have spoken of "ballot fatigue." While it may seem daunting, these questions are hugely important to the future of our County and our state. Major items include a vote on a transportation improvement surtax that would modernize and revolutionize our transportation system and alleviate traffic congestion right here in Broward County. Also of note on the ballot is the Rights Restoration Amendment. Currently there are 1.6 million Floridians denied the opportunity to vote because of a past felony conviction. If this item is approved, it will give these citizens a second chance, and restore their right to vote.

You may have some questions about voting. Where do I vote? How do I sign up to vote by mail? When can I early vote? And of course, am I still registered at the right address? These are all very common questions. You can find the answers from the Broward Supervisor of Elections. Sign on to <https://www.browardsoe.org/>, where you can check your registration status, find your polling place, and learn more about the candidates running!

Voting is how our democracy works in the first place. This year is one of the most important elections of any of our lifetimes. Our country seems to be divided and is being challenged in so many different ways. It is time to join together and let our voices be heard. Remember – the primary election is August 28th, and the general election is November 6th. I can't wait to see you at the polls!

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## SPOTLIGHT ON - by Steve Schneider



A Hillcrest 24 girl was born in Russia with her heart outside of her body nine years ago. Since the spring of 2016, she has been sharing a one-bedroom apartment in the Hollywood hi-rise building with her mother. Her rare medical conditions and winning personality have garnered media attention. Mother and daughter have appeared on Inside Edition, NBC 6 News, Dr. Oz, the BBC and the Daily Mail newspaper in the United Kingdom. TV crews from Germany, Russia and Japan have documented their battle to surmount medical and financial challenges, as has an obscure website called inspectorviral.com There are a variety of other websites with information, including YouTube, Instagram and Facebook, where the actor Ashton Kutcher shared a video. What follows is their story, based on interviews with the mother and daughter, email exchanges and information from a medical website.

Virsaveiya Borun Goncharova was born in March 2009, in Novorossiysk, in the Black Sea region of Russia. Her mother also refers to her as Bathsheba, known as the Queen Mother in the Old Testament for having given birth to King Solomon. Dari Aleksandrovna Borun, a devout Christian, knew her daughter would be born with birth defects based on an ultrasound she got when she was 25 weeks pregnant. Her husband lived with mother and daughter but left when Virsaveiya was 10 months old.

So, Dari and Virsaveiya then stayed with Dari's mother until coming to Boston in February 2015. Two weeks later they relocated to South Florida, seeking a warm climate that would be better for the girls' health.

Initially, the mother and daughter found shelter in Florida with people with whom Dari met through Instagram. People in Sunny Isles, Davie and Hollywood housed them as they learned about their new environment. Dari decided to buy an apartment at Hillcrest because she had stayed in the condo community and learned schools were in walking distance. She did not own a car until a year ago.

Her concern for her daughter and drive to survive propelled Dari to tell their story over the internet. Her efforts included two different posts on a fundraising website, which brought in money for medical and living expenses. The best way to learn more is to contact the mother at her Instagram account, @dariborun. She has about 131,000 followers.

Meanwhile, Virsaveiya recently completed second grade at the Championship Academy for Distinction right here in Hillcrest. She won 10 awards for academics, character and creativity. Her performance landed Virsaveiya on the Principal's Honor Roll. She also won achievement certificates for art and music, which are two disciplines she loves. While at the school, Virsaveiya sometimes stayed late to help Ervin Joseph, who at the time was teaching at Championship Academy. He now teaches

at another charter school in the Broward County Public School system. Virsaveiya and Ervin hit it off; and then so did the teacher and Dari. The couple married in May. **Dari, Virsaveiya and Ervin share a spiritual faith and attend the Vous Church together.** Last summer, a former student wrote on ratemyteachers.com that Ervin is an "Amazing teacher, Man of God and a loving, cheerful person."

Virsaveiya is hopeful her mother and stepfather will bring twins into this world. She wants the twins to be a boy and a girl. Listening to the girl speak on internet clips is one way to learn she has a lively personality. Speaking with her in her home is another way to find out about her.

This very verbal young lady, who speaks Russian and English, and is learning French and Spanish, clearly knows her own mind well. Virsaveiya is not afraid to offer an opinion that is different from her mother's. This occurs when they discuss exercises the girl performs. Does Virsaveiya do headstands or handstands? Who can say for sure? And what about a pencil sketch Dari drew of her daughter? The sketch depicts Virsaveiya with her exposed heart. The heart seems infused with love and beauty as it is composed of musical instruments, including guitar and piano. But is another instrument in the drawing a trumpet or saxophone? Again, it depends who is telling the story.

Virsaveiya has acquired her mother's interest in sketching with pencil. She worked with a classmate to create a story they call "Superhero Undercover." Virsaveiya asserts she is the "illustrator" for the joint effort. The work combines stories learned from Black Panther and Cats. Not surprisingly, her favorite class at school is art. Virsaveiya also demonstrates the boundless optimism of youth and the infinite ambition expressed by people who seek a new life here. One of her projects involves making money on construction paper. She did not draw bills in denominations of \$1, \$20 or even \$100. Her make believe money is called infinity.



Virsaveiya entered this world with complete pentalogy of Cantrell and ectopia cordis. To safeguard her heart, which is only protected by a thin layer of skin, Virsaveiya wears a protective shield while at school or out and about. According to medical estimates, about five people out of 1 million are born with pentalogy of Cantrell, which can range from mild to severe depending on the number of symptoms the child exhibits. Virsaveiya has all five symptoms.

Sometimes people born with pentalogy of Cantrell also suffer from ectopia cordis like Virsaveiya, which means the heart is partially or completely outside of the body. There are no statistics on survival rate for these conditions. Surgical intervention is often recommended. Years earlier, in Russia, the girl had had a surgery that may have prolonged her life. Hillcrest readers can get more information on the congenital defects by going to rarediseases.org, which is sponsored by the National Organization for Rare Disorders.

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### **ATTENTION HILLCREST RESIDENTS:**

There will be another FOB registration event in July 2018. The date will be posted in your buildings the last week of June. Anyone who will be unable to attend the July event please email the **Property Manager, Millie Whitehead** at [mwhitehead@castlegroup.com](mailto:mwhitehead@castlegroup.com)

Regards,

**Millie Whitehead**, Property Manager



**Message from Waste Management – Important Recycling Notice**  
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Here is the challenge: Should we waste extra water to thoroughly wash out items such as mayonnaise or peanut butter containers? Isn't this wasting one resource to save another? The answer is YES. Throw the container away with the regular garbage OR run the container through your usual dishwashing cycle. Don't waste water.

The recycling industry is experiencing high levels of contamination – trash in the recycling – at a time when the requirements for quality (clean recycling) are increasing due to new policies implemented by end markets for recyclable materials.

Earlier this year, China began to limit the quality and quantity of material it accepts for recycling, impacting the recycling industry world-wide. As a result, our focus on quality is higher than ever, as we work to ensure the long-term sustainability of our recycling programs.

When non-recyclable items (contamination) end up in your recycling, they have the potential to turn the entire load into trash, resulting in contamination and additional processing and disposal costs.

**IMPORTANT NOTICE TO CONDOMINIUMS:**

Under your service terms, you may be assessed contamination charges of up

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**RECYCLING DO'S**

- DO recycle all empty and clean PLASTIC BOTTLES, ALUMINUM CANS, PAPER, CARDBOARD
- DO keep foods & liquids out of recycling
- DO keep plastic bags OUT of recycling

**RECYCLING DON'TS**

- DON'T BAG your recyclables; plastic bags and film get tangled in the machinery
- DON'T add sharp or dangerous materials like needles and electronics; they can injure workers
- DON'T include food-soiled items; they can turn an entire load of recycling into trash.
- DON'T toss in "tanglers" like rubber hoses and wires; they can shut down an entire recycling center!
- DON'T include bulky items like propane tanks or construction debris.

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**Questions? Please call me, Dr. David Muransky at 954-923-1300.**

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RK Answers can set up your condo association website and make sure it meets all your HOA mandated requirements from Florida Statute 718.111. In addition, we provide manuals and training, so your staff can manage updates in-house for your website portal, or we can take care of it for you.

Most web designers are not even aware of ADA requirements, with over 150 lawsuits last year in Florida alone. We can make sure you meet all your compliance requirements: PCI, ADA, and HOA; all of which you cannot afford to side step. Give me a call today, **Raj Narayan (786)446-8888, or email me at: raj@rkanswers.com**

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### ***“By Failing To Prepare, You Are Preparing To Fail.”***

The above quote from Benjamin Franklin directly addresses the importance of taking time today to plan for the challenges you—as well as your loved ones—may face at the end of your life.

As another famous Franklin saying goes, “In this world nothing can be said to be certain, except death and taxes.”

Many of us are really good about taking care of our ongoing tax responsibilities, but far fewer consider taking care of a more valuable asset—our own personal legacy.

Expressing healthcare preferences and wishes for the future; reflecting upon how we want to be remembered by family and friends; and exploring ways that our values can live on within the greater community after we are gone are key issues to address no matter your age, economic level, or marital status. No one has

a crystal ball to see what will happen tomorrow, so the need to have key documents ready and plans in place are a constant.

If you have been putting off creating a will, power of attorney, and healthcare directives, why not get started now?

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## WHY USE A REALTOR? HOW HARD CAN IT BE?

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

[Ed Note: In the January joke issue of Inside Hillcrest we included the following on the State of the Market Real Estate page:

A Florida Highway Patrolman pulls over a speeding motorist. He walks up to the window, and says, “Can I see your real estate license, please?” The driver responds, “Don’t you mean my driver’s license?” “No,” says the patrolman. “Not everyone in Florida has one of those.”

It would be funnier if it weren’t true. We went furniture shopping a few weeks ago and the saleswoman told us she had a license although she didn’t practice and then my own sister hit me with, “I had a real estate license about 10 years ago...” HUH?! Again, she got a license but never actually practiced real estate. My granddaughter is 8 years old and I am afraid to ask...

If anyone wants proof that going it alone, using an inexperienced or discount broker is going to LOSE them money, give us a call and we will show you the stats – not only in Hollywood but right here in Hillcrest. People leaving thousands on the table because they saved hundreds in commissions. It is mind-boggling.

Sometimes it is good to hear it from someone else; especially the National Association of Realtors who keep statistics on the effectiveness of professional realtors.]

### Courtesy of the National Association of Realtors.

Everyone wants to feel appreciated, and Realtors are no different. We want our clients to see the value we bring to the transaction, but we don’t want to sound like we are tooting our horn to prospects and clients. We don’t want to come off as self-important, but we do want to educate customers about what we do—and most importantly, why we are worth a commission check.

**1. You have better information to assess a home’s value.** Homes listed with a licensed full-time real estate agent sell for nearly 26 percent more than FSBO listings—even after factoring in the agent’s commission—according to the National Association of REALTORS®’ 2017 Profile of Home Buyers and Sellers. Why? Mainly because you have intimate knowledge of the local market and what price it will support. Homeowners may have an idea of what price they want to ask for, but that figure is often not in alignment with market fundamentals. You have the professional training to assess your clients’ situation and position their home to sell for maximum value.

**2. You know where the system is broken.** Full-time agents know where the traps lie in a real estate transaction. Appraisals, for example, are a big setback when they come in lower than expected. You know when it’s the product of a misinformed appraiser and when to seek a second opinion. Also, some federal regulations have put sellers at a disadvantage when it comes to appraisals, and your knowledge of how to work around them can save many deals. You go the extra mile to provide appropriate comps to appraisers, helping to shape their opinion on pricing and maintain an upward trajectory of home value.

**3. You’re a professional dealmaker.** Common sense might dictate that a professional salesperson’s talents are applicable to any industry, but nothing is farther from the truth. The average consumer can’t sell a vehicle as well as a professional car salesperson. The same goes for houses. A natural salesperson might be able to win the confidence of a buyer, but are they prepared for the next step? You can earn a client’s trust, but you also know how to handle contracts, negotiations, etc. Your clients need that expertise to keep a deal from falling through.

**4. You’re trained to haggle for the best deal.** Negotiating is generally done on the back end, when the details of the transaction come to the surface. To keep a deal together, you sometimes have to play hardball—especially when the opposing side drags its heels, potentially harming your client. Negotiating takes a lot of practice, which you’ve taken the time to master. It’s difficult to hone these specific skills in any other industry.

**5. A Google search won’t teach your clients what you already know.** The real estate business is a closed, esoteric system. Your customers could search online for the answers to any state or national real estate test, and it still will not give them the full knowledge you possess. Buyers and sellers might be able to glean the basics of filling out a contract—but then

what? Even if they could find every answer to every possible question, how long would that take? Google is indeed an incredible gateway to knowledge, but it is no substitute for the hours, days, and years you’ve spent applying your knowledge to real-life scenarios.

**6. You do most of the thinking for your clients.** The brain is a muscle, and when muscles are overused, they get sore and need recuperation. You can supply peace of mind—literally—to your clients by handling the most taxing parts of a transaction for them. And that’s worth every penny of a commission. Your clients don’t need to tax their brains in an attempt to gain knowledge or information you already have. You can let them focus on their bottom line while you engage with those who want a piece of it.

**7. When you make money, your clients benefit.** You might make a \$30,000 commission on a million-dollar home, but you don’t keep all that money to yourself. Some of it goes back to your clients in the form of rewards for loyal customers, gas and meals when taking customers out on a day of showings, not to mention marketing expenses such as MLS fees, Google ads, listing photography, signs, and open house events, all to help sellers find a buyer for their home. You put your money where your mouth is.

**8. You’re properly trained.** It’s not possible to do what you do at your skill level without the proper training it takes to understand all the nuances of the industry. Not only are you properly educated and licensed to conduct business, you are required to take continuing education courses to keep your skills in line with current trends. Would your clients make that kind of commitment?

**9. You have an eye for what sells.** Staging is a key factor in selling a home for its full value. You know which improvements or repairs will bring maximum return on investment for your clients. You keep up with home style trends and know how to make a property stand out and catch buyers’ attention. You’re skilled in portraying a story with listing photos, and you know how to highlight the attributes of a home and properly address the drawbacks.

**10. You work in an age-old industry that has weathered ups and downs.** The REALTOR® brand has been around for more than 100 years, and you are carrying on a legacy of continually putting systems into place to help consumers, set industry ethics standards, and find better marketing solutions. You’re backed by industry leaders who lobby for better training and laws that protect the client from fraud. And in the end, your clients are better off because of it.



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**Pat Riehle: 773-440-3341**  
References Upon Request



Pat Riehle is originally from Chicago and now lives in Hillcrest building 23. Not only does she have many years of experience as a nanny and babysitter, she raised twins of her own and now has two granddaughters. Pat enjoys reading to babies and children, has no problem getting on the floor for play time, and even prepares their meals when necessary. She also enjoys other hands-on activities such as games, puzzles, crafts, play dates, etc. Pat is a fun, patient, caring and understanding responsible person. She will do her best to go the extra mile and provide the best care for the children she cares for.

# THINKING OF SELLING?

Brian Gaiefsky  
Cindy Abraham



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## June State of the Market

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

How funny to pull up Hillcrest sales and see some in the 300K-600K range! Yes, Parkview at Hillcrest is selling. As of today, 103 homeowners have closed on their home/townhome. Also, 80 Hillcrest condos have closed in the past 6 months, and because we have clients who are buying up the original, beat-up units and remodeling them to the nines, sales prices have gone way up for us also.

Bottom line: if you want to get top dollar for your unit, call Cindy Abraham and Brian Gaiefsky of Keller Williams A Team. We live here and have a stake in seeing Hillcrest values go up. We will do everything we can to make it happen!

When we sell units, we prepare them as much as possible. Some improvements are worth the investment and some are not. Not only do we advise our sellers what to do and what not to do, we even lend them the money to do it if we think it is going to up their profits enough to be worth it for them.

The numbers don't lie. We consistently beat the highest comp in the buildings we are selling in with our strategies which include repairs, enhancements and staging.

Some folks – especially if they inherited the unit – just want to get rid of it. That is fine too. We have buyers willing to pay cash and even clean out the junk. We love these buyers because although they are buying low, we know they will sell high.



# MAJESTIC MEMORY CARE CENTER, A PLACE THAT'S HARD TO FORGET

– by Steve Schneider

[Ed. Note: I have taken the tour of Majestic Memory Care Center and wish that it had been around when my mom was suffering from Lewy-Body Dementia. She would have loved it! It is just beautiful, and the caring staff understands how to handle loved ones suffering from the various forms of dementia and Alzheimer's. I very much wanted you all to know about it so my thanks to Steve for writing such a great article.)

Thought went into the development of the Majestic Memory Care Center in Hollywood. A walking tour of the assisted living residence, which is dedicated to people who suffer from dementia and related illnesses, demonstrates this point. The tour was offered by Teresa Cassidy, the director of sales and marketing, and Laura Fusaro, the executive director who is also an LPN. What follows is information from the tour and information provided by Cassidy and Fusaro:

The building is designed in a circle, which allows residents to use walkways as an exercise track throughout the day. Guardrails on the walls make the walkways accessible to people in wheelchairs. Residents range in age from the 50's and 60's up past the century mark, which means many people "age in place" or live here long-term. People who stay here mostly come from the Hollywood area, although residents have come from as far away as Homestead and Weston.

The walkways are particularly important for younger residents who may want to be more physically active during the day, which begins when breakfast is served in the dining area until 10 am. Along the circular walking area, some doors are decorated with colorful wallpaper that depicts a bookcase filled with books. This visual display is a signal that the person walking should start moving in another direction. The residents have a run of the building, as well as an outside patio area, but the property is secure to make sure people don't walk away.

As a person continues walking, he or she will pass residence quarters that provide private or semi-private apartments. If two people share a furnished room, they are matched based on their medical status and function. The outside of the rooms show off a room number and the name of the person or people who call the area home. A photo or photos also appear outside the door. The picture can be a recent one or one from 50 years ago or longer, depending on how the person remembers himself. The photograph is there to help the resident identify his room.

Inside the room, in the bathroom, a mirror is hung at an angle rather than straight up or down. The angle is important because it allows the resident to view himself in a way that will help him recognize himself better.

Up to 70 people live at the Arthur Street facility, and the center is almost full. Residents and family members pay many of the expenses involved with living here. However, Medicaid and Veteran's benefits can offer some financial support.

Oftentimes a person with dementia and related diseases will move here after a crisis. Sometimes the crisis involves the person leaving home and getting lost and only returning home after a police officer finds him. But it is not easy for loved ones to make the decision to move a family member into the center. That's usually because people may feel guilty that they are giving up regular responsibility for a loved one.

Joelle Albury-Morrison, the wellness coordinator, is in charge of various social activities that are offered here regularly. Residents can walk into her office to talk or hang out. Two mannequins sit on a shelf in case someone wants to dress them. Her office is next to a recreation area where people watch television, and participate in a variety of activities, including bingo, brain games, coffee and conversation, bible study and art and pet therapy.

A large screen television is also hung on the wall at the opposite side of the building. Residents watch movies there and can sometimes get popcorn from a popcorn machine. The movie area is close to the front entrance, and the administrative offices, where people can also walk in throughout the day to talk with staff members.

The resident to staff ratio at Majestic Memory Care Center is seven to one. A nurse is also on duty 24 hours a day, seven days a week. **For a tour, or more information, call (954) 926-5600.**

## Majestic, Hollywood's Premier Assisted Living and Memory Care Center

Call us soon for details and a tour

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Hollywood, FL 33019

*Majestic*

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## June 2018 IT Security Tips - How to Foil Ransomware!

Not too long ago, the CryptoLocker ransomware virus was all over the news, infecting over 250,000 computers in its first 100 days of release (at least that's the number reported – the real numbers are probably MUCH higher). The threat was fairly straightforward: Pay us or we'll delete all your data.

Ransomware, like the CryptoLocker attack, works by encrypting your files to prevent you from using or accessing them. After your files are compromised, the hackers behind the attack then pop up a demand screen asking for payment of \$400 to \$2,000 within a set time frame (e.g., 72 hours or three days) to get the key to decrypt your files. The last CryptoLocker virus forced many business owners to lose data or pay up since there was no other way to decrypt the files.

Look before you click! Always hover your mouse over a hyperlink before you click it. The URL the hyperlink points to will appear in a popup...check the URL to make sure it's valid. Obviously, the best way to foil a ransomware attack is to be incredibly diligent about IT security. But with hundreds of thousands of new attacks being created daily, there are no guarantees that you won't get infected. That's why it's critical to maintain a full, daily backup of your data OFF-SITE so IF you do get whacked with ransomware, you can recover all your files without having to pay a thin dime; and don't forget to back up off-site PCs, laptops, remote offices and third-party software data stored in cloud apps as well!

The best defense against ransomware attack is knowledge and then of course applying that knowledge. Knowing what you need to do to protect yourself is critical to the safety of your business. The recent "Wannacry" ransomware attacks provided us with valuable information, which are basically opportunities, to learn or re-learn how to defend and secure our networks. As with most attacks, our attackers leave behind clues in their wake. The Cyber Ransomware Attack labeled "Wannacry" recently took a "second go" at attacking its' victims.

If you weren't already prepared for the latest attack, don't feel too bad, millions of companies were just as vulnerable and at risk from harm as you were. It seems the lessons here were of global consequence. I'm not saying, "I told you so" because that would be cruel, and it wouldn't do any of you any good. "We're a local South Florida MSP and I can confidently say that our clients had nothing to worry about when Wannacry made its' debut and then it's second visit", says David Bennett, President of Connections for Business. "Our job is to protect our clients and that includes having the foresight to predict these kinds of events."

The Wannacry malware virus exploded on the scene with speed and scale. The virus exploited a known security flaw in Microsoft XP operating software, spreading to more than 150 countries and almost a quarter-million computers, locking the data of software users and asking for \$300 in exchange for unlocking their data. In a nutshell, any victim who failed to meet the demands of their attacker (any company who didn't pay the ransom), wound up sealing their fate, ultimately aiding in the death of their data. If it sounds harsh, it's meant to!

In March 2017, upon realizing there was a security flaw, Microsoft developed a patch for the software, unfortunately not before more than \$209 million had already been paid out in ransom. Sadly, even after making the ransom payment, slightly less than half of those companies were able to recover their data.

What did we learn from this? For starters we learned that millions of businesses were unprepared. This might sound a bit cliché but "there's no time like the present!" Now is as good a time as any to reflect on the recent attacks and to create your companies cyber-attack defense strategy.

"More than 12,500 machines running older versions of Microsoft Windows were targeted in the Ukraine, according to Microsoft, though the attack quickly spread to 64 countries." says the New York Times.

I'm going to give you the weapons you will need to help protect your companies from ransomware attackers. In this case, your weapon, your best defense against cyber-attack, is knowledge! What you choose to do with

that knowledge is critical as it helps to keep what matters most to you safe. I've prepared valuable tips that your organization can follow to avoid being victimized by these attackers;

1. Nations around the globe are using outdated hardware and software and the security patches are not being updated, even after warnings have been issued. Verify that your IT department is using all up to date hardware and software, keeping up with all recent trends and patches.
2. Features enabling automated updates should be used to ensure updates are being performed as soon as fixes become available. Verify that your IT department is securing automatic updates and fixes as they become available.
3. When and if security patches are no longer available, the systems should be replaced. Verify that your IT department has replacement systems in place when security patches are no longer available.
4. It was observed that governments & businesses using obsolete systems were targets of the WannaCry ransomware. Verify that your IT department isn't using obsolete software and hardware systems. The damage you will incur and the data you will lose can cost you your business. Re-evaluate just how valuable expensive new systems will be for your business!
5. Most cyber insecurities occur when individuals open files from people or addresses they don't know or recognize. Pay special attention to files with the extensions like ".exe", ".vbs" and ".scr", there's a good chance they are malicious.
6. The Windows XP dilemma! If you're currently using an older version of Windows, like XP, take advantage of the critical updates that the respectable corporation has issued. However, an even more beneficial arrangement would be switch to Windows 10. Microsoft did emphasize that no Windows 10 operating systems are counted as victims of WannaCry.
7. Education about Cyber Security and Malware: Do your part to stay informed when it comes to security and malware and then do your part to share that information within your organization. If you are the IT department, it is still your responsibility to educate the employees in the office.

It's true, I can do a lot of things. I can lead a horse to water but even "I" can't make him drink! If you're unsure of how secure your company's network is, then do the smart thing and investigate. It's okay to trust that your employees are keeping your network safe and it's also okay that you verify all T's are crossed and all I's are dotted. Protect what matters to you most, your business! Knowledge is powerful and can often be the key to solving many problems.

Whether you have an entire IT department securing your infrastructure from within your organization or you outsource your IT services to a reputable MSP, if you have any doubts regarding your networks' safety, request a free Cyber Security Assessment. There is no fee and you are not obligated to purchase any of our services. Give yourself some peace of mind. Go to: <http://www.connections.com/free-cyber-security-assessment> to request a free Cyber Security Assessment from Connections.com!

I hope you found value in this IT Security Tip! Please let me know if there's anything we can do for you!

Sincerely,

**Eric Chafin**  
Business Development Manager  
**954-624-9518**  
[echafin@connections.com](mailto:echafin@connections.com)

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**Erik Chafin**

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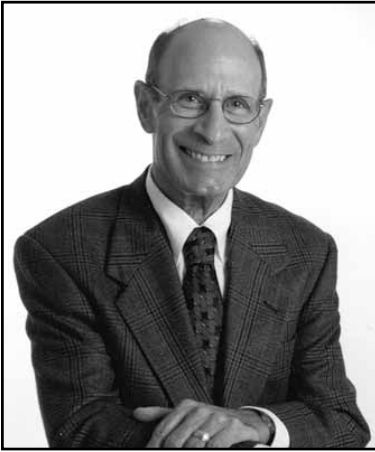
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# COMMISSIONER DICK BLATTNER

## June Mid-Month Report - The Reality of Deferred Maintenance



The Check Engine light is flashing on your dash board. How annoying! You could put a sticker over the light and pray, but, the longer you put off making the needed repairs, the more it's going to cost you.

It's the same thing for cities, except we don't have a flashing light warning us that it's time to change the oil or rotate our tires. "But how can that be," you ask? Unlike your car, a city doesn't have that flashing light to get our attention.

Year after year, one of our city's earliest budget cuts is to maintenance. It's hard to notice at field level without detailed financial performance data and honest reporting and analysis from City Manager and staff, but we have no idea what cuts are made. Reporting on maintenance cuts must become a requirement. For me, personally, it will be from now on.

### Deferring maintenance has consequences.

When we do finally get around to fixing things, it costs more because there are more things to fix. And some of these deferred maintenance items are life and safety issues. We read about this all the time: sewer repairs are delayed, and a major spill occurs, forcing us raid our reserves, or transfer funds from other accounts. In some cases, we might be forced to raise taxes to cover the cost of these items.

### WHAT TO DO

As far back as I can remember (and that is a long time), Commissioners have never received any kind of interim financial report, a point I brought it up back in March, and shortly thereafter, we received our first-ever quarterly financial report. It was a simple and basic document, not broken down by department, but by revenue and year-to-date expenses with a projection of surplus or deficit by year's end. But, since this was just a first-quarter report, it was way too soon to make meaningful projections. A more realistic and accurate projection will come in July.

I eagerly wait release of the second quarter report. Our fiscal year starts October 1, by the way. In addition to the quarterly financial reports, there are other important steps, as elected officials, in which we participate:

**The Budget.** A former mayor often said that the budget is the most important thing we do, and make no mistake, it is *our* budget, not the City Manager's. We own it, yet, we spend less time on the process than we should, and we don't ask tough enough questions until it is too late.

**Workshops.** These are single issue informal meetings, where no votes are taken. In most cases, a consensus evolves, providing direction to the City Manager and staff. For example, Commission members have requested more code officers be hired. The City Manager feels financially constrained. He then has to come back

with a solution or recommendation. I would call these put-up or shut-up moments. If we are asking for something for which there are inadequate resources, the Manager should say: "put up" (i.e. "give me the resources") or "shut up" (i.e. "stop asking for this request"). That puts the ball in our court.

**Retreats.** Successful business organizations have annual offsite meetings where policy decisions are made, direction is established, and serious discussions take place. These "deep-dive" sessions lead to a "how to" plan for next year. Hollywood's Commissioners and Staff have not had a retreat in modern history.

In Hollywood, our motto always seems to be "one step at a time." Maybe we have taken that approach for granted as being the only way. Time will tell. As a wise person once said, "Eternal vigilance is the price of peace." That applies to budgeting as well as politics.

*This is the first in a series of pieces I'm writing to bring more in-depth information and perspective on the major issues facing the City of Hollywood. As always, I very much want to hear your feedback and suggestions. Email me at [dick@dickblattner.com](mailto:dick@dickblattner.com).*



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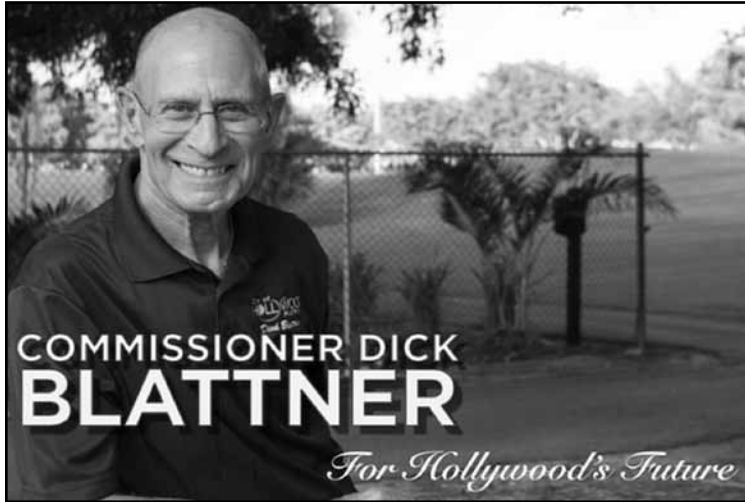
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# JUNE 2018 COMMISSIONER'S REPORT

by Commissioner Dick Blattner



## UPCOMING EVENTS:

- June 20. 9:30 - Economic Development Strategic Plan (Tentative)  
1:00 - Commission Meeting
- June 27 3:00 - Budget Workshop Follow Up. This could be very important.  
6:00 - "Commission in the Community,"  
Boulevard Heights Community Center

## Margaritaville Explained

I know there is a lot of interest in the recent sale of Margaritaville and what has been reported in the media.

Last Wednesday morning in a combined City/CRA workshop, we explored the history and background of Margaritaville and examined, particularly the revenue streams the project generates. Since opening, revenue generated on behalf of the City and the Beach CRA has exceeded projections and expectations.

This next paragraph is exclusively for Sun Sentinel readers. There was no \$28 million giveaway, as was clearly identified in video tapes and texts. There were legitimate questions as to whether the city was entitled to any benefits from the recent sale of the hotel (which was the key question). According to City Staff the targets established between the developers and the city were not met. While we have until June 12 to make a final determination, all signs indicate the target wasn't met, and, therefore, Hollywood is not entitled to additional money.

On the other hand, the forecast for total revenue over the 99 years the lease is nearly two billion dollars (yes, that number starts with a "B.").

## CRA/Commission Meeting Highlights

- **Transportation.** Broward County subsidizes our local shuttle service and measures ridership. If it falls below a target of riders per hour, funding is reduced. That is exactly what happened recently, so the shuttle schedules have been adjusted downward, which will mean fewer trips. Several months ago, Staff began looking into whether there was any interest from the private sector for providing Hollywood with a better circulator service. There were several companies interested and, hopefully, we can find one that offers more frequent service, expanded routes, and a price that is affordable.

- **Accepted a grant** that will assist us in removing derelict boaters from North Lake. This is good, but we need to find a more permanent and reliable system. We asked our legislators and lobbyists to fight for a designation of the lakes that would enable HPD to inspect boaters, ticket them, and remove them. That legislation failed, but we will try again. (Lots of other legislative efforts were shut down because of the Parkland issues). One of the recommendations of the Marine Advisory Board is to create a mooring field in North Lake. This would take some doing to set up, but would limit the number of vessels, establish policies, rates, enforcement etc. Unfortunately, the message was misinterpreted and the whole idea is dead for now.

- **Approved \$88,260** to Life Scan Wellness Center for a scanning and screening program for Fire Department personnel. The list of categories scanned is very inclusive and helps us determine if any factors are a risk to our employees. I've been fighting for years to get a program such as this, especially cardio testing for Fire Department officers which is included in the scans.

## OTHER MAJOR EXPENDITURES APPROVED

- \$840,000 in chemical purchases
- \$1.8 million in utility projects.

## Yes, there will be July 4th fireworks on the beach.

CAUTION: because of construction on A1A, our Public Safety and Public Works departments are closely managing traffic and access to the beach. The city's Traffic plan is not ready for prime time, but as soon as it is I will post on Facebook.

## General Obligation Bond Update

This will be a referendum on the March 2019 ballot and will be the only item Hollywood voters will be addressing. Moving to next March from this November creates an easy focus for both the City and voters. It also gives us more time to be thorough in our planning and in outreach to the residents.

It was my suggestion that Orangebrook have a place on the GOB (more on that later), but we cannot ignore the deteriorating condition and high maintenance costs there, and the need for better facilities for golfers without ignoring the need for more general recreation space. All this is definitely a work in progress but moving to March gives us more valuable time.

There were ribbon cuttings recently at the new CIRC Hotel and the adjacent Hollywood Circle residential building. You know... where the new Publix is. Hotel is very nice, and the residential building has wonderful amenities; especially the infinity pool on the 9th floor. Deck is very large. Of course, the views are spectacular. You can see the guitar from there--and the ocean, of course.

*For those who had family members graduate from high school, or college, congratulations. Does that make you an empty nester? Welcome to the Club!*

# June Kitchen Korner - by Cindy Abraham

## MEA CULPA

To all my friends who love to bake but don't like to cook. I had a bit of a superior attitude for many years. "I create meals and you bake cookies" kind of thing. Then I decided to try my hand at baking something exotic. Holy moly. The kitchen looked like a hurricane hit. Three mixing bowls, every measuring spoon and cup, ramekins of ingredients to add – it was a mess and the timing was stressful. But the result was GORGEOUS! So, to all my friends who bake, hats off to you. You work twice as hard and people love you twice as much. Also, I want to stay on your good side because I intend to never bake again. In honor of all you bakers out there, here is the amazing recipe that turned out beautifully, impressed my friends and that they will never see again unless YOU make it.

Note: Apparently Canadians call a mixture of berries (blueberries, raspberries, strawberries and blackberries) "bumbleberries". Helpful hints: I keep a container of Saco Cultured Buttermilk blend (powder) in my fridge for when I need buttermilk for recipes – so much easier. When I buy a sack of lemons, I zest them all and keep the zest in the freezer. I squeeze the lemons and freeze the juice in an ice cube tray. Each cube is about 1 TBS lemon juice.

For this recipe, a cast iron skillet is best but any skillet or round baking dish that can go into the oven should be fine. I organized the ingredients into steps to make it easier to prepare.

## BUMBLEBERRY BUTTERMILK UPSIDE-DOWN CAKE

¾ cup unsalted butter (6 oz.) cubed and at room temperature – divided use  
 1 TBS fresh lemon juice  
 1 ½ cups granulated sugar – divided use  
 1 tsp kosher salt – divided use  
 2 cups mixed fresh berries (blueberries, raspberries and blackberries (halved if large))  
 4 tsp lemon zest, divided use  
 2 large eggs  
 1 ½ tsp vanilla extract – (shortcut: mix eggs, vanilla extract and 2 tsp lemon zest in a small bowl)  
 1 2/3 cups all-purpose flour  
 1 ½ tsp baking powder  
 ½ tsp baking soda (shortcut: mix flour, baking powder and baking soda in a small bowl)  
 ½ cup buttermilk  
 Powdered sugar for dusting



1. Preheat oven to 350 degrees. Melt ¼ cup butter in a 10-inch cast iron skillet over medium. Stir in lemon juice, 1/2 cup sugar and ½ tsp salt and stir until bubbly and sugar is mostly dissolved; about 2 minutes. Remove skillet from heat.
2. Toss berries and 2 tsp lemon zest in a medium bowl until combined. Arrange berries evenly over sugar mixture in skillet (if you halved any of the fruit put cut sides up). Set aside.

3. Place ½ cup of butter and 1 cup sugar in a mixing bowl and beat on high speed until light and fluffy, about 3-5 minutes. Reduce speed to medium and add in eggs, vanilla extract and zest.
4. Add flour, baking powder and baking soda mix one-third at a time, alternating with buttermilk; beginning and ending with flour mixture. Beat on low speed until just combined after each addition. Spoon batter over berry mixture in skillet and spread gently over berries.
5. Place skillet on a rimmed baking sheet and bake in preheated oven until cake is lightly browned and a wooden pick inserted in center comes out clean; about 40 – 45 minutes. Remove from oven and let cool 30 minutes.
6. Run a butter knife around edges of cake; place skillet back on stove over low heat for about 2 minutes just to warm the bottom. Remove skillet from heat and carefully invert cake onto a large plate. Dust cake with powdered sugar just before serving.

## BUT WAIT, THERE'S MORE

I did find another recipe that was super easy and came out great. I love that the newest food fad is using a lot of ingredients that come from my Middle Eastern heritage because of their health benefits. This one is GREAT – healthy but tastes good anyway. A Blondie is also known as a blonde brownie with vanilla instead of cocoa and it contains brown sugar. It takes no time at all – I have made it 5 times in the past month.

## CHICKPEA-TAHINI BLONDIES

3 TBS butter (you are going to make brown butter so be patient)  
 ¾ cup packed dark brown sugar  
 2 large eggs  
 2 tsp vanilla extract  
 1 (15 oz.) can chickpeas, drained and rinsed  
 3 TBS tahini  
 2 TBS milk or almond milk  
 1/3 cup whole wheat or almond flour mixed with ½ tsp baking powder and ½ tsp kosher salt  
 1/3 cup chopped nuts



1. Preheat oven to 350 degrees. Melt butter in a small saucepan over medium-high heat. Cook, stirring often, until light brown, 5-6 minutes. Transfer butter to a bowl and let cool for about 15 minutes. Whisk in brown sugar, eggs and vanilla.
2. Place chickpeas, tahini and milk in a food processor; process until smooth; stopping to scrape down the sides of the bowl as necessary. Stir chickpea mixture into butter mixture.
3. Stir flour mixture into chickpea mixture. Fold in nuts.
4. Pour batter into an 8-inch square baking pan coated with cooking spray. Bake at 350 for about 25 minutes until a wooden pick inserted in the center comes out clean.
5. Cool in pan at least 30 minutes and slice into bars.

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**July 2 – 6/Food Week (closed July 4th)**  
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**July 9 – 13 /Beach Life**  
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**Broward County employers and HR representatives are invited to participate in the 2018 Construction Industry Job Fair. At this event, you will have the opportunity to meet and recruit talent in the construction industry.**

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**Wednesday, July 11, 2018**  
**10 a.m. to 1 p.m.**

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For more information and to register, contact Julia Costin at (954) 677-5555, ext. 1035, or [jcostin@careersourcebroward.com](mailto:jcostin@careersourcebroward.com)




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## WHY MEDITATE?

by Etta Stevens



Meditation is the journey inwards, a journey of self-discovery or, in fact, re-discovery. Meditation is time taken for quiet reflection and silence, away from the hustle and bustle of daily living. Taking time out enables us to come back to a centered place of being. In our modern world, the pace of life is growing ever faster, and we are losing touch with our true inner peace and power. When we no longer feel grounded, we can experience ourselves pushed and pulled in many different directions. It is at this point that we start to experience stress and a feeling of being trapped. Gradually, over time, this feeling leads to illness and disease, as our mental, emotional and physical health is thrown out of balance.

Here we can use the power of meditation practice. We need to detach from our emotions. Keep our moods very positive.

Begin with the detachment from the thoughts you are thinking and the emotion you are feeling. Then simply observing the emotion that you are feeling. All emotion dies under observation. If it doesn't, it means you are still attached to the emotion and giving it life, so the mood will prevail.

Ultimately, meditation will help you to create a quiet and stable mind. It will gradually become easier to be in stillness inside, allowing you to watch and see the precise source/cause/reason for the mood. It will reveal itself to you if you are interested and patient. Say in here is worry or there is depression in here, but I am not the worry, I am not the depression". Any emotion that you feel simply comes to pass, and like clouds across the sky, 'these too shall pass'.

Meditation is a natural and positive approach to living in this challenging world. We can MEDITATE or MEDICATE. We see more and more souls on all types of medication for depression. Too many

souls are relying on medicine to help them through difficult situations. I am not telling you to stop taking medicines but along with this, TRY MEDITATION. It can help you immensely to navigate the emotions and worries that live in your soul and mind.

Raja Yoga meditation is a form of meditation that is accessible to people of all backgrounds. It is a meditation without rituals or mantras and can be practiced anywhere at any time. Raja Yoga meditation is practiced with 'open eyes', which makes this method of meditation versatile, simple and easy to practice. Meditation is a state of being in that place just beyond every day consciousness, which is where spiritual empowerment begins. Spiritual awareness gives us the power to choose good and positive thoughts over those which are negative and wasteful. We start to respond to situations, rather than just reacting to them. We begin to live with harmony, we create better and happier, healthier relationships and change our lives in a most positive way.


We have just begun a free Meditation Class at the Hillcrest Community Center (small building on the right) for all Hillcrest and Parkview residents. Every Wednesday at 5:30-6:30pm join our class and see that you can help yourself back to positive health.

Please join us every Wednesday, you will be glad you did. Library classes at the Hollywood Library continue all summer long.

Also, the ArtsPark will be held every 3rd Sunday of each month. In June it is Father's Day, June 17th. All events are free of charge so join us.

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**namaste**

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# TOPPINGS AND BOTTOMINGS AND SICILIANO'S CUSTARD

- by Michael Killeen



Unfortunately, I have been in NJ helping my father recover from heart surgery. On the other hand, there are many great soft serve ice cream parlors there. Most notably Cone Zone off exit 100 very close to Jersey Shore Medical Center where they miraculously replaced a heart valve among addressing other serious conditions on my Dad. Similarly, in close proximity to Hillcrest also lies a gem for soft

serve ice cream called Siciliano's.

Notably, Sicilianos Custard is the best soft serve around here and will compete and surpass substantially with any ice cream parlor at the Jersey Shore.

Located at 5917 Hollywood Blvd, Siciliano's, is part of the Sub Center parking lot and property. Surprisingly, Sub Center opened in 1961 by owner Louis Siciliano and is still a family owned business. Sub Center is a great place for subs including a Philly cheese steak and tuna fish as their best sellers. Their fresh bread is delicious it is the best. They must be doing something right to be in business for over 50 years. As an illustration, in Florida restaurant years that is about a thousand years or more.

Next door to Sub Center lies Siciliano's which is an offspring of the sandwich shop. It is a very small place without table seating, but big on flavor and taste. However, patrons of Siciliano's are invited to use the outdoor seating available at the Sub Center. The vast variety of toppings and bottomings make this place great. Until now, is bottomings even a word? Anyway, if you order a Sunday they put toppings on the top and bottom and all around the ice cream. Actually, this contributes to making this ice cream/custard great. Siciliano's biggest seller is vanilla soft serve hot fudge sundae. Unfortunately, you might have to wait a while to get it in your mouth. To put it another way, smart ice cream lovers who have found this eatery return again and again to keep Siciliano's busy. For example, last Tuesday there were a demanding 12 people ahead of us in line. Of course, it is always worth the wait to let the scrumptious ice cream melt in your mouth.



Regardless, if you have someone who needs calories but has no appetite like I had with my father then get him or her a sundae smothered in Hot Fudge like I did for my Dad and watch them gobble it up and smile.

Siciliano's Custard is the finest place for this and I would highly recommend it. Just as I previously stated they must be doing something right and the flavor and texture of their custard shows this.



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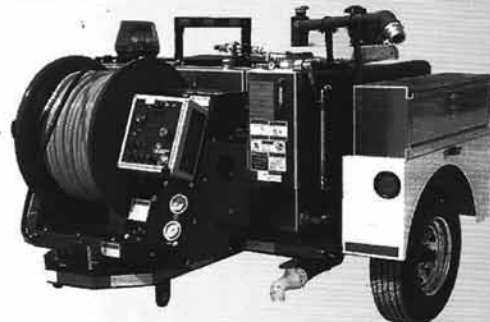
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