

Inside Hillcrest

– Connecting Neighbors to Neighbors –



JUNE 2019

HOLLYWOOD, FLORIDA

VOLUME 13 • ISSUE 6

JUNE INSIDE HILLCREST

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COMMUNITY LEADERSHIP

Eric Glazer is one of the best condo attorneys in Hollywood. Make note of his weekly Sunday morning radio show **Condo Craze and HOAs** on Sunday mornings at 11:00AM on 850 WFTL or online. You can call in and ask legal questions about what is going on in your building. I do and it is a great way to get legal questions answered without hiring your own attorney.

Also, be sure to subscribe to his blog by going to www.condo-laws.com. Every board member should not only listen to his show but subscribe to the blog. The issues are timely and more often than not, the topics are relevant to Hillcrest buildings AND to our new Parkview at Hillcrest residents who will soon have their own HOA.

EMOTIONAL SUPPORT ANIMALS AND FIRE SPRINKLERS

See page two for one of the blogs we found on the www.condo-laws.com website. Entitled "Is Change Coming? By Rafael Aquino, it is a quick read, but it is informative and will get you thinking.

TO OUR PARKVIEW AT HILLCREST NEIGHBORS

You have had a chance to meet and get to know several of your neighbors. Soon you will be forming your own Homeowners Association. A word to the wise: Choose your representatives wisely. DO NOT ELECT NEGATIVE PEOPLE TO YOUR BOARD. People who talk about people rather than issues will make your life miserable and hurt your community. And unless someone is unusually kind with good common sense, do not elect anyone without a solid background in business leadership. On second thought, even if they have leadership abilities, make sure they are kind with good common sense.

THE SAME GOES FOR CONDO BOARDS

Unfortunately, Condo Association board members are not really required to attend any

kind of classes in order to serve on the board. A signed statement saying that they have read and understand the building by-laws and 718 statutes is sufficient.

Ask your board members if they have a Certificate of Completion for a bona fide condo class or did they merely sign a statement saying they already know it all. The ones that talk the most and the loudest usually fall into the latter category.

For a Playbook for Condo Commandos, see page 6. Knowledge is power.

WORKSHOPS AT THE SMALL CLUBHOUSE

I see some Hillcresters making use of the clubhouse for card games and meetings. We here at Inside Hillcrest would like to see more events like the one on June 5th (also on page 2). It was VERY informative; and yes, I was one who was unable to do the Chair Stand. However, I realize the importance of building up my leg strength to avoid falls and I will continue to practice that one as well as the other 3 exercises presented at the workshop. **Healthy Partners**, who sponsored the event (and served my FAVORITE chicken tenders from PDQ) and **Dr. Rotem Amir**, followed up on her article about slips and falls that generated so much response from our readers. If you missed it, call **Terry Taylor**, a Broward sales representative with **Humana, a Medicare Advantage program**, at (954) 296-3065 to get a copy of the brochure.

CAREGIVER SUPPORT GROUP

We have many, many residents who are the primary caregiver for a loved one. I provided care for my mom for several years. Caring for a family member or loved one can be a very lonely job at times. It can also be very demanding, both mentally and physically, that takes a toll on a person. Sometimes, as a caregiver, you just need a break or a little advise. Thankfully, I had my sister who was

very supportive and really stepped in to help the last few years of my mom's life. My friend and co-Hollywood Chamber member **Dinah Pickett of Home Instead Senior Care** understands the challenges of providing care to a loved one, and she is interested in starting a caregiver support group here in Hillcrest. Meetings would be held at the small Clubhouse and she has a few different ideas of how to facilitate the group. Dinah would really like your input on what you would like to get out of the group before she makes any final plans for the group. **IF YOU WOULD BE INTERESTED IN ATTENDING A CAREGIVER SUPPORT GROUP right here in HILLCREST**, please call Dinah Pickett at 954-505-7957.

NEW ADVERTISER

When my mom passed, we found all sorts of coins packed away in the cedar chest. Of course, we went on line first thing to check prices. Good old eBay – we found one coin listed for sale at \$400.00! But then we noticed actual sales – all were in the \$25.00 range... It's like Real Estate; listings are a wish-list, closed sales are facts.

As always, we receive recommendations from readers as to businesses who did a good job for them and Michael O'Higgins from Steib's/Cohen was one of them. They buy coins, proof sets, paper money and stamps from all over the world. Details are in their ad on page 5 but they do so much more; baseball and sports cards, fine art, time pieces, gold and silver jewelry.

You can get a free appraisal on your valuables (go ahead and shop around) and when a price is reached, they pay immediately. Michael and his team make same day house calls and bank vault visits. (We took advantage of the house call). And they are experts when it comes to estates and liquidation of assets.

AND FINALLY...

Apparently, we have some uninvited new neighbors who are not members of a condo association or HOA. The bad news is that they procreate like crazy and can pose a danger to our ecosystem. The good news is that they are edible. See page 12.

Stay tuned for **Inside Hillcrest's FIRST ANNUAL SNAKEHEAD FISHING TOURNAMENT!** Details to follow...



Is change coming?

- By Rafael Aquino, published May 15, 2019



For years I've seen residents abuse the request for Emotional Support animals. Don't get me wrong I know certain individuals do need an assistant animal, however many just outright abuse the request. I was rooting for bill SB 1128, which would have provided more clarity to the Emotional Support Animal (ESA) issue and more importantly it would have allowed for the criminalization of fraudulent ESA requests. To my surprise, the bill was shot down.

As Eric mentioned on Monday, the legislature did give a break to those high-rise buildings that haven't complied with the installation of sprinklers and/or the engineering life safety system. Should the Governor sign the bill, the local authority having jurisdiction may not require completion of retrofitting with a fire sprinkler system or an engineered life safety system before January 1, 2024.

Was anyone else rooting for SB 1128? Could our legislators have done more?

JUNE 5 - BALANCE BUILDER WORKSHOP

- By Steve Schneider

Michael Keeven knows from experience how important it is for seniors to exercise regularly to help them maintain balance and prevent falls. Keeven, an executive with **Healthy Partners**, spoke at a June 5 Balance Builder Workshop held at the Small Clubhouse on Hillcrest Drive. He told attendees from Hillcrest and Beverly Hills that his father died after falling backwards and hitting his head just a few months ago.

Keevan introduced two experts who gave Hillcresters information about the importance of avoiding falls. Studies show that 50% of fractures in seniors result in death in the first year, according to **Dr. Rotem Amir**, a specialist in internal medicine who is board certified and studied at the world-renowned Cleveland Clinic. Her office is at 3700 Washington St., next door to Hillcrest 27. She is a member of the **Healthy Partners** primary care group.

Exercise is one of the best ways to maintain balance, prevent falls and a possible significant injury, Dr. Amir told the audience as they took a break from doing four easy but effective exercises. The routines were taught by **Abdiel Sosa**, a manager with **Tivity Health**. Dr. Amir also mentioned a study of Boston-area seniors who lived to be at least 100 years old. The study showed exercise was a key factor in their longevity. Being careful is another crucial step seniors can take to protect themselves from falls. Don't place items high up where it is difficult to reach them, Dr. Amir said. Ask for help rather than reaching too far or standing on a ladder, chair or stool, she said. Seniors should also monitor their blood pressure and visit their doctor if they experience any unusual physical symptoms. According to Dr. Amir, it is particularly important for seniors to avoid having low blood pressure, which can cause them to feel dizzy and even faint.

Sosa led the Hillcrest seniors in four exercises designed to make them stronger. Making muscles stronger is important, he said, because muscles atrophy with age. Less muscle means people may fall over or lose balance easier. The four exercise routines were: The Chair Stand, Stand on One Foot, Heel-to-toe Walk, and Seated Hamstring Stretch. Participants were given a brochure detailing how to do these exercises. The brochure was prepared by Silver Sneakers, the program that provides Medicare Advantage recipients with free gym memberships. You can contact **Terry Taylor**, a Broward sales representative with **Humana, a Medicare Advantage program**, to get a copy of the brochure. Her phone number is (954) 296-3065.

You can reach Dr. Amir's office at (954) 967-6110. Tara Mohny is the office manager and will be more than happy to answer any questions you have about the office or practice. Several of the attendees are current patients of Dr. Amir and speak very highly of her and her staff.

To contact **Michael Keeven**, of **Healthy Partners**, call (954)263-5870. **Abdiel Sosa**, who taught how to do the exercises, can be reached at (954) 665-1298. He said seniors will benefit more from the exercises if they do them regularly. Sosa also suggested people lift weights to make their shoulders, arms and backs stronger.

"This was the first in a series of health talks sponsored by Healthy Partners featuring Dr. Amir and Humana at the Hillcrest Clubhouse," Taylor said. The next workshop is scheduled for August. Taylor said the health talks will then run every other month. Check Inside Hillcrest for future announcements.

Cindy Abraham, the editor and publisher of Inside Hillcrest, and **Millie Whitehead, Castle Group Inc.** on-site property manager for Parkview at Hillcrest helped organize the event. Thanks to Michael Keevan who provided the delicious refreshments!



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BROWARD COUNTY PROPERTY APPRAISER

Important Information Before You Make Any Deed Changes

We often hear from property owners – all well-intentioned – who lost or seriously compromised their valuable exemptions or Save Our Homes (SOH) protection when they made “do-it-yourself” changes to a deed.

While we always recommend you seek professional advice from a qualified attorney when making title changes, there is information on the various deed types available on our website at www.bcpa.net/deeds.asp. This information will help you better understand the key differences between the most common forms of home ownership if you still decide to risk making these changes on your own.

Keep in mind these are VERY simplified explanations of some rather complicated legal issues. Your deed is a document or written legal instrument which, when executed and delivered, conveys an interest in or legal title to a property. Deed recording is the process of registering a transfer of real property with the Broward County Records, Taxes and Treasury Division.

Should you decide to prepare your own deed, it is important to ensure you have the full and complete legal description. The full legal description for your property can be found on your original recorded deed. The legal description on our website is typically an abbreviated version so you will want to confirm you have the complete legal description so we can process the deed once it has been recorded in County Records and forwarded to our office to update the property record.

Many important documents, including your deed are already available for free online at Broward County’s Records, Taxes and Treasury Division’s website. Older deeds prior to 1977 and recorded deeds utilizing social security numbers must be ordered in person or by written request. Broward County Records can be reached at www.broward.org.records or 954.831.4000.

To search County Records, simply go to <https://officialrecords.broward.org/AcclaimWeb> and enter the public search field. Search by the name of the homeowner and you will be shown applicable property data enabling you to retrieve and print a copy of the recorded deed. You can also find this information on our website at www.bcpa.net by simply clicking on the “book number”, located under the “sales history” chart on the property record page to link to the deed information.

The preliminary 2019 property values have been posted on our website at www.bcpa.net. Florida law requires our market values be a year in arrears meaning we use the qualified sales of comparable properties from January 1, 2019 back through January 2, 2018 for the 2019 property assessments. If you purchased your property in 2019, your 2019 purchase price will be used in setting your property’s 2020 market value.

Our office will be mailing the 2019 TRIM (proposed tax) Notices to all Broward property owners in mid-August. This notice will show your property’s 2019 market value, assessed/Save Our Homes value, tax-saving exemptions and proposed tax rates as set by the various taxing authorities.

Did You Have Homestead Exemption on One Home and Purchased Another?

If you had Homestead Exemption on a property in 2017 or 2018 and have purchased a new permanent residence in Florida, please make sure you have applied for both Homestead Exemption and Portability at your new residence. Portability allows you to transfer the savings you built up by having Homestead Exemption on any Florida property to another Homesteaded property in Florida. To transfer the Save Our Homes benefit, you must establish a Homestead Exemption at the new home within two years of January 1 of the year you sold or moved from the old homestead (not two years of the sale or move date).

Note: The Portability application transfers the savings you have earned, but it does not automatically transfer your Homestead Exemption. You must apply for both Homestead Exemption on your new home and complete a Portability application. The Portability application can be found on our website at www.bcpa.net/Forms/DR501T2009.pdf. For questions regarding Homestead Exemption, Portability or any of the available tax-saving exemptions, please call our customer service representatives at (954)357-6830.

The absolute last deadline to file for all 2019 exemptions is September 18, 2019

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.

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PLAYBOOK FOR CONDO COMMANDOS

Almost every building goes through it. A board comes in that is more about more rules, restrictions and kickback opportunities than trying to make life pleasant for the residents. Unsure if your board is serving the unit owners or using their position to bully or exploit them for their own gain? Look for these signs:

1. Suddenly it will become important for the board to know the comings and goings of the unit owners, especially those that they perceive as enemies. Look for more cameras being installed everywhere owners congregate and possibly monitoring the hallways. Guests may be asked to produce IDs even when accompanied by a resident.
2. Because condo commandos have little or no outside life, visitor parking will become more difficult. In one building, visitors had to park, go to the security desk for a pass, go back to their car to place it on the dashboard before they could visit the unit owner. Board members will have the best spaces while disabled or "out-of-favor" owners park the farthest from the building. Any amenity that made visiting convenient will be removed.
3. Building employees will be threatened with their job if they are deemed "traitors" by maintaining a cordial relationship with previous board members. The word "loyalty" will be used a lot when talking with building employees. They will be instructed who they can and cannot speak with.
4. In one way or another, some board members will use their position to make money. They will routinely use building supplies and equipment for their own personal businesses. They will also use their position to obtain contact info for owners and their families in order to promote their business. If there are unit owners who are in the same business, attempts will be made to adversely affect their reputations.
5. Vendors that have been used in the past will be replaced; again, for the "loyalty" the board wants and almost always for the purposes of kickbacks. It will start with the building accountant, insurance representative and attorney and spread to the plumber, electrician, etc. Any big projects that the previous board was working on will cease, and new vendors will be hired; again, to be sure that no one knows for sure what had been completed.
6. Unit owners will be told that any project that was planned by the previous board can be done a lot cheaper. And it will be. Probably by unlicensed workers or without permits. Unfortunately, the rule of "do it right the first time or do it over" will come into play.
7. Information will be restricted. Meetings outside the regular monthly board meeting will be held without proper notice or incomplete agendas so illegal voting can take place. Voting should only take place at a properly noticed meeting with the agenda including what the vote is about; preferably the monthly meeting where the most unit owners are able to attend. Meeting notes will be doctored and widely distributed in order to present the appearance of transparency.
8. Unqualified board members who worked at menial jobs in their past life need to feel powerful. The building attorney will be used and paid to send letters for real or perceived infractions that a board member could easily do. This will be done for the intimidation factor. Former board members may get an "official Letter" demanding the return of the office keys when they have already turned them in. Locks will be changed to give the appearance that former board members are untrustworthy. The condo Commandos will claim paperwork and/or money is missing from the office although no proof will be offered.
9. Whereas before it was sufficient to remind a unit owner about a maintenance fee or any other minor issue with a neighborly phone call, the attorney will be employed to send an official letter - again, to intimidate and to make board members feel important. In the same spirit, a flurry of new rules will be established and all will restrict previous freedoms of unit owners or add inconveniences.
10. Every building has a small group of people who are borderline mentally ill or have personality disorders. The board will court these people because they are so desperate to "fit in". Erratic behavior is also a good distraction and meetings will become more and more unpleasant. The goal is to discourage unit owners from coming to the meetings and hearing first-hand what is going on so that the board can manage the flow of information through "newsletters" and edited meeting notes. Attempts will be made to ban Inside Hillcrest because of articles like these.
11. Unit owner votes will be carefully controlled with board members "assisting" those who are weak, elderly, mentally ill or do not speak English. Votes from absent or ill unit owners will suddenly appear.
12. Condo Commandos lie about their backgrounds in order to make it sound like they have management or leadership backgrounds. A background check usually reveals that being on a condo board is the most important they have ever been in their lives. Leadership skills are important but a willingness to learn, common sense and kindness go a long way also.
13. Finally, once the condo Commandos take over, they will make life miserable for anyone who is not in "goose-step" with them. Fellow board members who disagree will be shunned, embarrassed and generally treated so badly, they will resign so that all board slots are filled with like-minded (or feeble-minded) followers.

Bottom Line – your building will go from being a peaceful, pleasant place to live to a stressful, divisive community where restrictive rules are the norm. Remember, board members have access to everyone who lives in the building. They also have access to your personal information; who you see and where you go. Look for a spike in identity theft issues.

And finally, don't feel special because board members gossip with you or make derogatory remarks about other unit owners, you very well may be next.

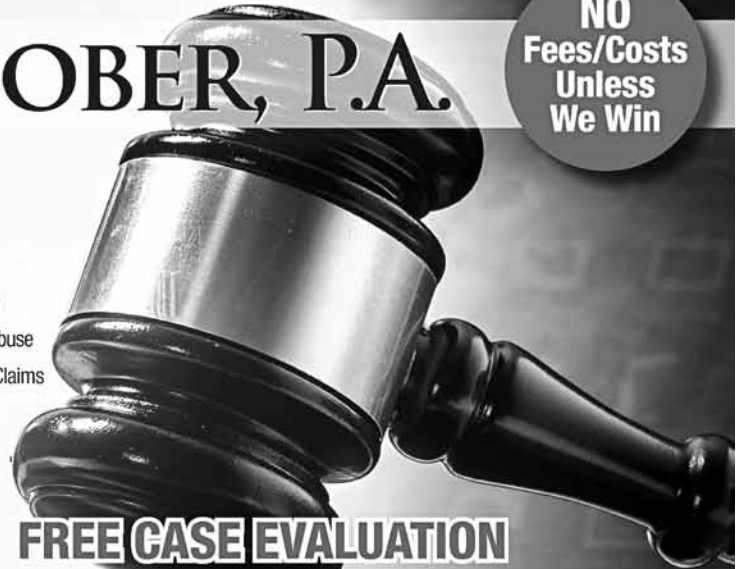
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The Dexter Gunn I Knew – by Steve Schneider



Dexter Gunn passed away at the age of 51 on June 4th of this year.

I met Dexter Gunn in April. He was a participant in an Amendment 4 panel discussion in Hollywood, which I attended for Inside Hillcrest, a monthly condo newsletter. In the days after the meeting, I talked with Dexter Gunn over the phone. We also exchanged email and text messages. So, my knowledge of Dexter Gunn is informed by those exchanges. It is also bolstered by his honest discussion of the time he spent in the Florida correctional system.

The Dexter Gunn I knew had a warm sense of humor. Here is why I am saying that: I told him about a movie with a criminal justice theme, "A Few Good Men." I recounted the powerful scene where Tom Cruise confronts Jack Nicholson, who thought he owned the world and could do no wrong. "You want the truth?" Nicholson barks at Cruise. "You can't handle the truth." Nicholson, a high-ranking military leader slated for a major promotion, then confessed to breaking the law. I liked that scene because I thought Republicans in Tallahassee can't handle the truth about 64.5% of voters approving Amendment 4. In theory, the amendment lets returning citizens register to vote after completing the terms of a sentence imposed by a judge, including parole and probation.

But Dexter Gunn, committed to registering returning citizens and reforming the criminal justice system, tossed a different movie my way. He wanted to discuss My Cousin Vinny. It's a comedy about two New York City boys riding through rural Alabama. They stop at a convenience store to buy snacks. One of the youngsters pockets cans of tuna and forgets to pay for them. Soon after leaving the store, a police officer, armed and barking orders, pulls them over. The "two utes" -- youths -- thought they were being arrested for

shoplifting and confessed. Turns out, someone shot and killed the convenience store clerk after they left. The city kids were confessing to murder without knowing it.

Enter Joe Pesci, a Brooklyn car mechanic who earned a law degree but hadn't practiced yet. He flopped and floundered and made a fool of himself in court. Ultimately, though, he got the kids off, one of whom was related to him. At one point Pesci confused the demanding southern judge by speaking up for the "two utes" he represented.

The imposing judge didn't speak New York City English. Dexter Gunn laughed while speaking to me over the phone about the "two utes." He also told me how the movie was a good primer course in legal strategy, an observation confirmed by a Wikipedia account of the movie.

I'll also remember Dexter Gunn for something serious he told me. I had asked him about people in prison who are actually innocent. Dexter Gunn, who knew things I'll never know, said he met at least seven people whom he believed didn't do it. He offered to introduce me to a case, or cases. I might have taken him up 20 years ago. It's the kind of reporting and writing I like, even if the outcome isn't clear or may never be published. But I'm 61-years-old now and looking forward to collecting social security next year. I've learned to slow down some, to my chagrin in this case. I will never learn what Dexter Gunn knew and was willing to share with me. This is the Dexter Gunn I knew.



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Renting vs. Buying – Which is best for you?



It is a different world. Where once many homeowners celebrated making their final mortgage payment after 30 years, now studies show that the average person moves every 7 years. Staying at one job for a lifetime is no longer the norm. Especially for the millennials, it is common to pick up and move to a new city for a better opportunity.

Owning vs renting is a personal decision depending on your lifestyle and financial goals and needs. There are advantages to renting and there are advantages to buying depending on your lifestyle and future plans.

RENTING

We have a client who makes enough money to rent nice homes and she likes to move every few years. She has announced that she will NEVER buy because she loves the flexibility of changing neighborhoods and “getting a new house” whenever she feels like it. We have another couple who just do not want to tie up their cash in a down payment. They are older and enjoying life. They like to take trips and eat out and as long as they can afford the rent, they are happy.

And our younger generation also prefers to rent. They need to be free to move at a moment’s notice when a new job (or on-line relationship) takes them on a new adventure in a new city.

If we have a newcomer to our area, we do often suggest they rent for a while just to be sure they will be happy when they do decide to buy – we want them to know the community before they make the big decision. Plus, if they are here because of a new job, we want to be sure that it works out for them.

And finally, some folks think they need to work on their credit in order to qualify for a loan or they need more money for a down payment. THESE ARE THE PEOPLE WHO NEED TO CALL KELLER WILLIAMS A-TEAM FLORIDA! You would be amazed at the loan programs out there right now that can make home buying a reality. Remember, when you rent, you are still paying a mortgage and building up equity...for your landlord!

BUYING

Why is building up equity important? The norm for home appreciation is around 4.8% per year nationwide. Here in South Florida, it has been over 6% for the past few years. Building equity through home ownership puts cash in your pocket at selling or can be borrowed against when needed.

Although modified in 2018, mortgage interest is still one of the best tax deductions available. The limits have been lowered slightly for newly originated loans and home equity debt used for personal expenses is no longer deductible, but for the most part, the mortgage interest deduction remains intact. Additionally, when the home is sold, a single seller can take up to \$250,000 of profit free from capital gains tax (a married couple can keep \$500,000) as long as the property is their primary residence.

Finally, most mortgages today have fixed monthly payments. You always know what your monthly housing costs are unlike rents which can be raised over time. The rental market is subject to not only inflationary pressure but the laws of supply and demand. In many areas, especially here in South Florida, it is quite common for a renter to spend more on rent than their neighbor next door who owns their home.

HILLCREST STATE OF THE MARKET – JUNE 2019

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

Now that sales are up and so are prices, Inside Hillcrest will start posting the actual sales each month as well as how long they took to sell (DOM = Days on Market.)

In May there were 18 closed sales split evenly between all-age and over-55 buildings and also split evenly between the high rise and low/mid-rise buildings. Hillcrest’s own A Team Florida had 3 sides of the 18 closings. Listings priced right (no reductions) are in **BOLD**.

The lesson to be learned here is that the more over-priced the listing, the longer it took to sell until it was priced to market value. Everything that took longer than 90 days to sell had to take a price reduction. Of course, complete remodels are the only ones that sell over market value although it is rarely worth putting a lot of money into a unit just to sell it. The “musts” for condos are clean, unmarked flooring, fresh paint, the view - and sparkling windows to see it through.

Call us at 8-HILLCREST to learn what to what to do/not to do to get top dollar for your condo.

Building	Unit #	B/B	SF	Orig. List	Final List	Sold	DOM
Hillcrest 24	1016	2/3	2296	239,000	219,000	150,000	284
Hillcrest 25	1102	2/2	1344	199,000	185,000	180,000	91
Hillcrest 2	502	2/2	992	169,000		160,000	23
Hillcrest 20	515	2/2	1150	154,000		147,500	52
Hillcrest 2	210	2/2	992	159,900	149,900	145,000	194
Hillcrest 25	1011	2/2	1634	144,000		140,000	2
Hillcrest 27	212	2/2	1134	140,000		135,000	17
Hillcrest 26	214	1/1/1	844	139,900	119,900	119,900	277
Hillcrest 15	107	2/2	992	130,000	110,000	100,000	132
Hillcrest 22	514	2/2	1134	114,900	110,000	105,000	124
Hillcrest 17	203	1/1/1	770	110,000		100,000	38
Hillcrest 26	115	1/1/1	994	117,000	109,125	105,000	123
Hillcrest 16	507	1/1/0	695	109,000		105,000	11
Hillcrest 6	308	1/1/0	672	89,900		84,000	87
Hillcrest 22	408	1/1/1	896	89,900		84,500	61
Hillcrest 27	714	1/1/1	994	89,500		87,500	34
Hillcrest 25	415	1/1/1	844	90,500	84,900	84,900	50
Hillcrest 5	315	1/1/1	775	69,900		61,000	36

JUNE 2019 PARKVIEW STATE OF THE MARKET



PARKVIEW AT HILLCREST – MLS ACTIVITY

We are going to start to include MLS listings and sales of the Parkview at Hillcrest homes. Our Parkview at Hillcrest neighbors are also welcome to call us at **8-HILLCREST** or email us at **info@ATeamFlorida.com** for automatic-notifications when homes are listed or sold.

Address	#B/B	Sq. Ft	List Price	Sale Price	DOM
4486 Greenway Drive	4/2/1	2670	\$608,860.00		58
4624 Greenway Drive	3/2/1	2523	593,915.00		83
1403 Myrtle Oak Terr	4/2/1	2220	525,000.00		148
4232 Large Leaf Ln	3/2/0	2257	499,900.00		96
4768 Greenway Drive	3/2/0	2168	494,525.00		37
4308 Ficus Street	3/2/0	2220	491,975.00		66
PENDING SALE: 4612 Greenway Drive	4/2/1	2802	\$399,990.00		24
CLOSED SALES PAST 6 MONTHS					
1462 Bursera Terrace	4/2/1	2670	\$603,465.00	\$578,000.00	13
4401 Large Leaf Lane	6/4/0	2697	599,290.00	530,000.00	129
1365 Silk Oak Drive	4/2/1	2802	593,255.00	580,000.00	20
1476 Bursera Terrace	3/2/2	1825	548,530.00	538,500.00	62
4728 Greenway Drive	3/2/1	2168	483,060.00	483,060.00	78

HILLCREST'S NEWEST NEIGHBORS - *By Steve Schneider*



A Hillcrest resident discovered a good-eating, air-breathing fish in the lake behind buildings 26 and 27 recently. But the resident didn't know what type of fish it was. Armed with a photograph, Inside Hillcrest determined it is a snakehead.

Maybe you haven't heard of this fish. But American chefs sure have. "Snakeheads are valuable food fish," reports Wikipedia. "Called nga yant in Burmese, it is a prized fish eaten in a variety of ways. In Vietnam, they are called ca loc, ca qua, or ca chuo; it is prized in clay-pot dishes and pickled preparations. In the United States, chefs have suggested controlling the snakehead invasion by serving them in restaurants."

The Hillcrest resident was also on to something when suggesting the fish in the lake is an "invasive species." Wikipedia confirms this contention. The snakehead fish typically comes with red eyes, according to bassonline.com. The older snakehead fish generally appear dark brown with large black blotches. The offspring look somewhat different; they are gold-tinted brown to pale gray. The most distinguishing feature, according to onlinebass.com, is a "black spot rimmed with brilliant orange near the base of the tail fin."

The online fishing source added this juicy nugget: "The snakehead (also once called the "serpent headed fish") has inspired various other beliefs and myths through the centuries. Because of its serpent-like head, some oriental cultures erroneously believed the snakehead had a poisonous bite." And this, "A western scientist studying these species in 1878 wrote how the Karen people of Burma regarded this fish with 'superstitious awe' and refrained from eating them."

The resident who noticed the sharp-toothed fish, told Inside Hillcrest, "You can see babies swimming in front and beneath the pair. Has to be 100 or so." This observation also makes sense as Wikipedia and bassonline.com contend the snakehead fish is an excellent breeder. Experts report the snakehead fish is native

to Asia and Africa. The exotic fish, with its torpedo-shaped body, was introduced illegally and dumped in various parts of the country, including Florida.

Your trusted monthly Hillcrest publication also got information from a local source. "The complaint from your resident is a fish called snakehead that is in the lake and all over the counties," replied Francesca Villano, with Lake and Wetland Management, Inc., in Boynton Beach. "Unfortunately," Villano added, "there is nothing that we can treat it with. You may want to reach out to the County to see if they may be able to do something or give any suggestions." Villano didn't know how to control the snakehead fish population here. But chefs sure do.

The last word, though, goes to onlinebass.com. "It is fun fishing with lots of explosive top water strikes and hard runs. Not to mention that you will probably catch plenty of other species as well. You have to love South Florida, the melting pot for everything, including fishing."

According to the "interweb" and a guy named Kevin Ambrose who fishes the Potomac for Snakehead, the best baits that work well are chatterbaits, buzz baits, and top water lures since most snakeheads are found in 1-4 feet of water. Use tools to extract the hook; as you can see the snakehead has a mouthful of teeth.

Mr. Ambrose also performed taste tests with recipes using snakehead and other popular fish and these are his results.

Snakehead beat out flounder in a taste test when he coated both with olive oil, salt, pepper and garlic powder. After both were baked at 450 degrees for 20-15 minutes, the snakehead was a bit firmer but had no fishy aftertaste whereas the flounder was more melt-in-your-mouth flaky but fishy tasting.

In the final taste test, using Golden Dipt Beer batter, and cod vs. snakehead fried in canola oil, the testers could not taste the difference. Same with catfish AND there was no fish smell in the kitchen.

Final results: Ambrose ranked snakehead up with mahi-mahi and flounder and PREFERRED snakehead over tilapia, salmon, cod and catfish.



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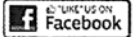
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BOARD MEMBERS AND CONFLICTS OF INTEREST



Recently, an incident came up in one of the buildings where a Realtor became a member of the board. Unit owners soon found the realtors' business card on the doors of unit owners who had passed away. The family members listed on the Emergency contact list were contacted by the board member, offered condolences and told to ask for him when they came to town to take care of their loved ones unit.

When a rival realtor sold a unit in the same building, the realtor/board member met the potential buyer and told him there was an upcoming assessment of 1.2 million dollars. The buyer cancelled the contract. At two screening interviews that took place the same month, no mention was made of an assessment. In fact, the only mention of any \$1 Million+ assessment was by that same board member at a meeting that only got as far as discussing repairs that needed to be accomplished for the 40-year safety inspection. Other buildings that completed the same project reported costs ranging from 210K to 260K. Even the buildings that completely replaced that same common element reported costs ranging from 450K to 560K.

This board member has been accused of a conflict of interest; but is it? Or is it just unethical self-serving behavior? Here is the statute that addresses conflict of interest issues. The way I read it, it only applies to contracts between the ASSOCIATION and a board members' business entity; like a plumber, or contractor. Others think it covers business with unit owners since by definition, a condo Association is comprised of all the members. You decide.

718.3027 Conflicts of interest.—

1. Directors and officers of a board of an association that is not a timeshare condominium association, and the relatives of such directors and officers, must disclose to the board any activity that may reasonably be construed to be a conflict of interest. A rebuttable presumption of a conflict of interest exists if any of the following occurs without prior notice, as required in subsection (5):

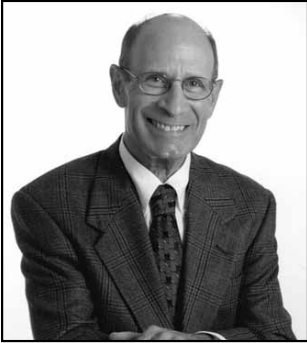
(a) A director or an officer, or a relative of a director or an officer, enters into a contract for goods or services with the association.

(b) A director or an officer, or a relative of a director or an officer, holds an interest in a corporation, limited liability corporation, partnership, limited liability partnership, or other business entity that conducts business with the association or proposes to enter into a contract or other transaction with the association.

2. If a director or an officer, or a relative of a director or an officer, proposes to engage in an activity that is a conflict of interest, as described in subsection (1), the proposed activity must be listed on, and all contracts and transactional documents related to the proposed activity must be attached to, the meeting agenda. The association shall comply with the requirements of s. 617.0832, and the disclosures required by s. 617.0832 shall be entered into the written minutes of the meeting. Approval of the contract or other transaction requires an affirmative vote of two-thirds of all other directors present. At the next regular or special meeting of the members, the existence of the contract or other transaction shall be disclosed to the members. Upon motion of any member, the contract or transaction shall be brought up for a vote and may be canceled by a majority vote of the members present. If the contract is canceled, the association is only liable for the reasonable value of the goods and services provided up to the time of cancellation and is not liable for any termination fee, liquidated damages, or other form of penalty for such cancellation.
3. If the board votes against the proposed activity, the director or officer, or the relative of the director or officer, must notify the board in writing of his or her intention not to pursue the proposed activity or to withdraw from office. If the board finds that an officer or a director has violated this subsection, the officer or director shall be deemed removed from office. The vacancy shall be filled according to general law.
4. A director or an officer, or a relative of a director or an officer, who is a party to, or has an interest in, an activity that is a possible conflict of interest, as described in subsection (1), may attend the meeting at which the activity is considered by the board and is authorized to make a presentation to the board regarding the activity. After the presentation, the director or officer, or the relative of the director or officer, must leave the meeting during the discussion of, and the vote on, the activity. A director or an officer who is a party to, or has an interest in, the activity must recuse himself or herself from the vote.
5. A contract entered into between a director or an officer, or a relative of a director or an officer, and the association, which is not a timeshare condominium association, that has not been properly disclosed as a conflict of interest or potential conflict of interest as required by s. 718.111(12)(g) is voidable and terminates upon the filing of a written notice terminating the contract with the board of directors which contains the consent of at least 20 percent of the voting interests of the association.
6. As used in this section, the term "relative" means a relative within the third degree of consanguinity by blood or marriage.

JUNE 2019 COMMISSIONER'S REPORT

by Commissioner Dick Blattner



Board Appointments. Hollywood has 14 Advisory Boards, all filled by our residents. Each board has a specific number of slots, some of which expire each year on a rotating/term-limited basis.

- This year, 168 applications were received, 67 of which were for the General Obligation Oversight Board, which is limited to 15 residents.

- On May 21, in a three-and-a-half-hour meeting, all the positions were filled.

- Obviously, not everyone made the cut or got their first choice. Not surprisingly, there were some exceptional candidates. Thanks to those who applied and were willing to serve and congratulations to those that were successful.

Shhhhh. Quiet Zones.

Anticipation became reality on May 18 when Quiet Zones went into effect on the FEC tracks. Hollywood was chosen as the kickoff city and on Monday the 20th at 9:00 the ribbon was cut, just as a Brightline train sped by without its horn blaring!

Mayor Levy spoke and welcomed everyone, including elected officials from Pompano Beach, Davie and Wilton Manors. I spoke as Chair of the Metropolitan Planning Organization. The kickoff was held at the shuffleboard courts, which we expect to be a development site in the near future.

Remember last month I talked about Public Private Partnerships? That could be happening soon.

Septic to Sewer. In an important workshop, we learned that our financing plan (for converting septic to sewer systems) was not legal. While we are still committed to this, it is back to the drawing board. The big issue is that the cost of converting can only be borne by those who connect and benefit. The law says if we put in a sewer line, you must connect. The issue is the high cost to the homeowner, so a financing plan must be put in place. I don't expect any alternatives to be presented for several months.

Commissioner Meetings. Most of the items were for engineering studies or contracts for construction projects. There were a few exceptions:

\$850,000 for new radios for law enforcement, to enable them to communicate seamlessly with all law enforcement agencies. Add \$50,000 for five-year maintenance.

\$524,000 for Right of Way maintenance projects city wide.

Approved a contract for consultant services to develop and implement a Strategic Planning Process. I believe this comes to about \$250,000.

The Strategic Plan. I need to comment on this. For, at least, the last 13 years, we haven't had one. This is absolutely the perfect time to effectively and responsibly manage the new General Obligation Bond, share the one-cent sales tax/surtax, and, someday, over \$60,000 for affordable housing.

A Full Day Session. The Commission will meet with the consultant on September 12, with the City Manager and his staff to follow. The consultant has done exceptional work for another agency where I represent the City, so I am very comfortable with them and their work. This is an exceptional opportunity for us to share our vision, figure out how to work together more collegially, etc.

On Memorial Day at Fred Hunter's, Mayor Levy, Vice Mayor Callari, Commissioner Hernandez and I represented Hollywood. The Mayor read a powerful letter from a Hollywood resident who lost two family members in World War II. I presented a certificate and plaque to Richard Goon, a 96-year-old veteran of the China-Burma-India campaign.

Upcoming June events:

June 19. 9:00 Solid Waste Workshop/1:00 Commission meeting

This and That

Check out these new restaurants:

- o Kona on Harrison
- o Go Gai on Hollywood Blvd
- o Sidecar, a late night room connected to Hotsy Totsy on Harrison

And it looks like Twin Peaks will take over the Whiskey Tango location

On a Personal Note: My grandson earned his Masters degree last week and we got to talking about his college loans. Like nearly all grads, it is a substantial amount. When he did the math, he will owe six figures. That made me think; even if he earns a decent income, those payments hang over his head for a long, long time. We heard this week of one man who finally paid off his loans at age 58.

Not making excuses for his decision to go to school or where he went, or for borrowing so much, but there must be a better way. You may remember that I am an advocate and supporter of efforts to have national service, where kids can commit to two years teaching school, working for the forest service, building roads, serving in the military etc., and being paid for it. AND, the government recognizing their service by grants for education, etc. All that debt keeps adults from investing in their community, their country, etc. Just thinking.

Free Shuttle. Download the Free Ride app to learn about Hollywood's shuttle service in downtown and the beach.

HEAL YOUR MIND TO HEAL YOUR BODY

Brahma Kumaris Sustenance. - Submitted by Etta Stevens



You hit the gym and workout regularly. As a health-freak, you routinely consume fruits and vegetables. You get a good 7 to 8 hours of sleep each night. Despite all the care, your body develops bouts of illnesses, aches, and pains. Do you have a burning question on your mind - *What more should I do to lead a healthy lifestyle?* Our thoughts and feelings create a subtle energy body. While diet and exercise influence physical health, a clean energy body is needed to sustain a perfect physical body. Any emotional blockages like fear, pain, confusion, anger or jealousy create energy blockages in the body. It then manifests as an illness in our physical body. Let us cleanse our thoughts to radiate happiness and love to every cell of the body. Release past hurt to strengthen every organ. Forgive people to heal aches and pains. Remain calm and stable to cleanse the body. We have the power to create a healthy mind, which then creates a healthy body and a happy life. Remind yourself - *My every thought creates happiness and health. All my health parameters are perfect. My body is healthy.*

Also, if there is something troubling your body, do you know that you can use the power of your thoughts to influence your health? Each thought has an effect on the cells of our body. When we are physically unwell, we cure the body with medicines, but do we heal blockages in the mind? Just by thinking or saying - *My cholesterol is high... My fever isn't coming down, what will happen next... How will I manage to walk with this back pain...* we radiate energy of sadness, worry or anxiety to our body. These vibrations slow down or block healing. Changing our thinking is as important as treating the body.

Where there is contentment, problems finish.

Expression: Contentment enables one to have a positive outlook towards life. So, the one who is content always works towards solutions, as he is never disturbed with situations, but is always relaxed. This automatically brings the ability to contribute to others and give them the support to bring progress within them. Such a person works for his own self-progress too.

Experience: When I am content with everything that is happening, I am able to be light in all situations. So even in the biggest difficulty, I am never caught up with the problem, but am always thinking of the solution. My mind is busy with finding the solution, so internally I remain unaffected with the problem.

A very important way to gain contentment is newness in our lives, which gives us a different perspective to life's situations. A positive perspective makes life experiences more beautiful. **A positive minded person with a positive perspective looks at life differently than a person with a somewhat negative mindset.** Let's say a person is facing a challenge at work and is not being able to come to a solution to overcome it. If he were to look at the current crisis in his life from a different perspective, he would arrive at a solution much faster and more easily than if he were to remain with the same perspective which he has been keeping for a long time. Solutions to problems can be arrived at magically at times with a different attitude and viewpoint. But to make life full of new ideas and thoughts, one needs to fill the mind with fresh knowledge, not only from the world but also from spiritual sources which talk a lot about the self and also about God. Remember the more you know about yourself and about the Supreme Being, the wiser you will become and will look at life with a fresh perspective, which is the key to success.

This is practical positive thinking and also new thinking., which leads to a contented life.

For the past, almost 13 years, the Brahma Kumaris have offered free classes at the Hollywood Library and will continue to do so along with many other venues which we are proud to give as a service for the communities.

Please join us every Tuesday morning, from 10:15 am to 11:30 am throughout the year as well as Tuesday evening from 6:30 pm-7:30 pm. We will continue throughout the summer and into the next year. You are welcome to join us at any venue for our mediation classes. Meditation at ArtsPark in June will be June 16, 2019, Father's Day. Bring your father and meditate together.

***Join us at ArtsPark the 3rd Sunday of every month at 6pm for WORLD PEACE Sunday, June 16, 2019 • 6-7:30 pm**

Bring a chair and a flashlight, see you there.

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



Greetings Hillcrest Residents ,

It may seem hard to believe how fast this year is going, but another hurricane season is already here. Last year, we got very lucky. No hurricanes made landfall in South Florida, and we were spared even a scare from a devastating storm. But the rest of the state was not as lucky. Hurricane Michael was a devastating reminder of the risk that comes with living in our beautiful state. We have our fingers crossed we will be

lucky once more, but the threat of another storm like Irma or Wilma blowing ashore and wreaking havoc always looms. That is why it is so important that we are more prepared than ever.

Hurricane Irma taught us many important lessons about how best to prepare for hurricanes. We are using the Hurricane Irma Post Activation Improvement Plan to guide us on what we can do better. One of the primary recommendations for changes we need to make was more staff and support at our shelters. That is why we are reaching out to our partners, namely the School Board and all the municipalities, to help with staffing all our shelters. We want to greatly expand our capacity over what it was for Hurricane Irma, with a goal of at least 1,100 shelter staff working in three eight-hour shifts at our shelters. This responsibility must be shared to ensure that every resident and visitor in every municipality who needs it, has access to staff supported shelter. We are all in this together, and we are all committed to making sure our shelters are ready and better prepared than ever. Collaboration with the School Board and municipalities will go a long way to making sure the shelters will be well-run and have a knowledgeable and dedicated staff ready to help in case a storm strikes.

Your community in Hillcrest has a plan for handling hurricanes. You should contact your Hillcrest leaders for up-to-the minute updates and information. If you would prefer to evacuate to a shelter, there will be

more options than ever during this hurricane season. There are several shelters that could be used in Hollywood. The nearest shelters to you is located at Orange Brook Elementary School. These shelters are safe and staffed by hard-working, friendly people who are ready to assist your needs. If you do not feel fully safe in your home, consider evacuating to a shelter for safety and company. If you are concerned about receiving assistance after the storm, I highly recommend signing up for the Vulnerable Population Registry. The Vulnerable Population Registry is for residents who feel that they may need extra help after a storm due to disability, special needs, health, or age. It allows your city to reach out to you after the storm with important information, and to provide assistance such as transportation and provisions. Visit <http://www.broward.org/Hurricane/Registry/Pages/default.aspx> to sign up.

Finally, make sure to take stock of basic preparations before the storm! Check your food and water reserves and ensure you have enough supplies to weather the storm, including batteries! Pay attention to all warnings to evacuate and take shelter. And always make sure your windows are properly protected. As always, if you have any questions, please do not hesitate to reach out to my office. Remember, our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Boulevard, next to Hollywood City Hall. This office is open for your convenience, Monday through Friday, from 10 AM to 4 PM. *If you would like to schedule an appointment, or you have a great idea, suggestion or an issue that needs my attention, feel free to call me at 954-357-7790/7006, or send me an email at bfurr@broward.org.*

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

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