



INSIDE HILLCREST

CONNECTING NEIGHBORS TO NEIGHBORS

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MAY INSIDE HILLCREST

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HAPPY BELATED MOTHER'S DAY

Mother (muth-er) noun - Someone who sees the best in her kids even when they drive her crazy. Mater multitasker, expert calmer-downer, lie detector, mediator, finder of all things. The hardest job in the world. One who does the work of twenty, for free. See also: superhuman, therapist, chauffeur, bodyguard, spy.

MEET THE CANDIDATES

In this issue, our Inside Hillcrest reporter **Steve Schneider** talks to **Maura McCarthy Bulman**, Candidate for the Broward School Board, **Catherine (Cat) Uden**, Candidate for Hollywood Mayor and next month, he will be interviewing **Al Pollock**, Candidate for Broward County Sheriff. Hillcrest has been known as a major voting bloc and it is important that we not only get to know the candidates but also to get out and vote for the ones we believe will better our community.

CIRCUIT SHUTTLE KIOSK INFO

Are you looking to get around the City of Hollywood? Do you need a reliable, on-demand, ADA accessible transportation option? The Sun Shuttle is here for you! Residents in Hillcrest Bldg. 23 can benefit from two (2) kiosk (iPads) installed in the building lobby to request transportation for pickup within Zone 2- Hollywood West. All rides booked through the Kiosks are currently FREE in Zone 2- Hollywood West. Use the Kiosks in Bldg. 23 lobby or download the "Ride Circuit" App to get riding today! See inside for more info.

HLC MEETING REFRESHMENTS

Because of our special guest, our own Representative Marie Woodson's attendance, at the May 2nd HLC meeting, refreshments were served. I am the type to hand you a hunk of cheese and a box of crackers, but I knew that this was a special occasion, so I hired **Gerri Wagner, Hillcrest**

27 to make the presentation beautiful and that she did. Gerri has a catering business, At Your Service, and an eye for beautiful presentations. She is also an amazing decorator and jewelry designer. Her rates are super reasonable, and she only works her magic for Parkview/Hillcrest residents and venues. If you have a special occasion coming up, and you are not especially creative, Gerri will take care of not only the preparation of the refreshments but also the decorations, serving and clean-up! Well worth it.

A COUPLE OF UPCOMING EVENTS

Don't forget that this Saturday is the **Adventure Awaits** event right here in our neighborhood at the **Championship Academy of Distinction**. And for all you music lovers, our own Meredith Shuster, Hillcrest 26 invites you to the **"Nova Singers "Blue Skies & Jubilant Songs"** concerts on May 17th, 19th and 21st. For locations and times, see **page 9**.

REAL ESTATE, MAINTENANCE FEES, ASSESSMENTS

It seems like we are in a balanced market right now, neither a buyer nor seller's market. Buyers can be a little pickier because there are so many more listings and sellers need to be market savvy when pricing. The high maintenance fees aren't helping us. But most buildings are smart enough to pass assessments for special projects which is the correct way to do it. Monthly maintenance fees are supposed to be based on the yearly budget, so it reflects each unit's share of the cost to keep the building running smoothly. Assessments can be paid all at once or in monthly payments. In someone sells their unit, the assessment can be paid at closing. In rare cases, the buyer can take over the

payments but that is usually because they got a great price for the unit so they are willing to pay more monthly, and of course this would require Association approval.

This was the last year that owners could vote not to fund the reserves and hopefully they weren't "penny wise- pound foolish" or the other adage: "pay me now or pay me later" will kick in. The cost will be even higher next year.

One recent twist we became aware of when we were getting a suspicious number of cancelled showings or worse, no-shows: Turns out there is a big internet business where agents can "buy" leads. The agent pays a fee and when buyers go online to look at properties, their contact info is collected and sold to these agents. According to the agent who told me about this, they are NOT allowed to ask the buyers for any personal information before the showing. That is understandable in light of the fact that the buyer doesn't know the agent either. So not only does the agent not have proof of funds or a pre-qualification; they are essentially meeting a stranger at a property. Too many agents just hang a lockbox and don't physically show the property so that could turn into a bad situation.

Now I know why I am seeing some listings require that these documents be sent to the listing agent BEFORE they give out the lockbox code. That's another safety/security issue. No one goes into our listings without us, ever.

The proposed new laws on commissions are causing a stir. Done well, they could benefit everyone. Strong agents will thrive, potentially reducing competition. Part-time agents may struggle with increased fees. Requiring buyer broker agreements could elevate professionalism in real estate. More details coming soon.

In this issue of IH, I give you one week's worth of fast, easy recipes. Just make sure you have the ingredients. Did you know that all Kitchen Korner recipes are posted on our website? Go to www.insidehillcrest.com and you can look through back issues, get HLC meeting minutes, Kitchen Korner recipes, and more!



MAY 2, 2024, HLC MEETING – by Steve Schneider

Condo Associations can apply for a state grant worth up to \$175,000, community leaders learned at the May 2 Hillcrest Leadership Council meeting. The grant is part of a pilot program to help condo associations to harden the buildings which will protect their building structures and possibly lessen insurance costs in the future. Individual unit owners can not apply for this grant.



State Rep. Marie Woodson

The packed meeting was held at Rec Center 2 on Hillcrest Ct. Our **State Rep. Marie Woodson** briefed Hillcrest Leaders on the bill, **HB 1029**. This bill will provide some relief to condominium associations that are under pressure to fully fund reserve accounts, pass government-mandated inspections and help with the resulting assessments.

Gov. Ron DeSantis signed the bill into law which **takes effect July 1, 2024**. The state Legislature, led by a bipartisan coalition of South Florida lawmakers, allocated \$30 million for the program.

Woodson explained that the sponsors of the law wanted more money invested in the project. But she said the group will return to Tallahassee for the next regular session in November and work together in an attempt to bring more relief to the condo residents of Florida. Details on the bill follow this article.

To apply for the grant, Woodson said Hillcrest condo Associations are required to hold a general meeting, discuss the grant, and vote to seek it.

UNIT OWNERS: GETTING THE \$175,000 GRANT WILL DEPEND ON YOUR COOPERATION! YOU NEED TO START NOW HELPING YOUR BOARD GET THE NECESSARY VOTE!

Woodson added that details of the program are still being worked out by the state Department of Financial Services, which will be administering the My Safe Florida Condo Pilot Program. To learn more, Association leaders can call **866-513-6734** or go to mysafehome.com.

In a related development, Woodson spoke with **Mark Roth**, a longtime leader of Hillcrest 26, before the HLC meeting started. Roth, a retired attorney, suggested that it might make sense to file a constitutional challenge to the state law that requires condo Associations to fully fund their reserve accounts. The reserve law was passed after the Surfside condo collapse a few years ago.

Woodson also told the audience about other legislative initiatives that have either passed, been signed by the governor, or require more action when lawmakers return in the fall. After thanking veterans in the audience, Woodson said the state House and Senate passed **HB 725**. The bill allows veterans and their loved ones that require long-term care to stay in the same facility. Representatives Woodson and John Snyder sponsored the bill, which awaits the governor's signature.

Another Woodson sponsored bill, **HB63**, protects medical workers and patients in operating rooms. According to Woodson, this bill requires hospitals and ambulatory surgical centers to adopt and implement policies requiring the use of smoke evacuation systems during certain surgical procedures to capture the generated toxic smoke. The bill was not approved by the state Senate; however, Woodson will re-file it during the next session.

Stressing the importance of bipartisanship, Woodson said she will reach out to all lawmakers and **Casey DeSantis**, the Governor's wife. The Broward County lawmaker said she will ask for a meeting with Ms. DeSantis to discuss **HB 773**. Woodson sponsored the bill, but it did not get enough support in the legislature. If eventually passed and signed by Gov. DeSantis, **HB 773** would provide additional support for breast cancer patients. Casey DeSantis is a breast cancer survivor after being diagnosed in 2021.

HB 773: Coverage for Diagnostic and Supplemental Breast Examinations. GENERAL BILL by Select Committee on Health Innovation;

Woodson; (CO-INTRODUCERS) Benjamin; Chaney; Daley; Gottlieb; Hart; Hunschofsky; Williams.

Coverage for Diagnostic and Supplemental Breast Examinations; Prohibits state group insurance program from imposing on enrollee any cost-sharing requirement with respect to coverage for diagnostic breast examinations & supplemental breast examinations.

Effective Date: 1/1/2025 **Last Action:** 3/8/2024 House - Died in Health & Human Services Committee.

Catherine Evanoff, Treasurer for the Beverly Hills Condominiums, right down the road from Hillcrest, attended the meeting. Her community has had sizeable assessments also. She told Rep. Woodson about a yearly fee the state charges condominium associations statewide. The state charges each Association \$62.50 to register as a non-profit with the State of Florida. They also charge each Association **\$4 per year per year** for every unit in the condominium. According to Evanoff's research, there are about 1.5 million condominium units in the Sunshine State. That's a nice chunk of change which she said the law earmarks for condo education efforts. However, Evanoff said, state lawmakers have been using these fees to close budget gaps. Because of increasing financial pressure on condo owners, Woodson said she will investigate whether at least some of that money could be used to offset increased costs.

The almost two-hour meeting also included information from **District 6 Commissioner Idelma Quintana**. She represents us at City Hall. Quintana repeated her offer to attend building meetings to meet with Association leaders and unit owners. And she thanked **Steven Hurtig**, President of Hillcrest 25, for inviting her to their board meeting last month and having the opportunity to meet the residents and answer their questions and concerns.

Quintana noted that the City is gearing up to revise its Comprehensive Plan which outlines goals as we move forward. The last plan, she said, was written in 2008. Once written and approved, the new plan will guide the City through 2050. Quintana said a public meeting will be held to get suggestions and comments from residents.

On a sad note, she said the Broward County School Board is facing tough times. Consequently, school officials are thinking about closing three public schools in the southern part of Broward County, including two local schools: Olsen Middle, in nearby Dania Beach, and Oakridge Elementary, here in Hollywood.

Saying she is thrilled that a **Wawa** opened recently on 441 and Hollywood Blvd., Quintana added that she prefers to support local businesses when they also offer great service. And The Modern Rose at 4300 Hollywood Blvd. fits that bill, she said, by providing outstanding food, beverages, and service.

Hillcrest's Neighborhood Team Leader, Hollywood Police **Officer Joshua E. Grotenhuis** gave Hillcrest leaders an update on recent crimes in our community. There were a couple of domestic disturbance calls and police also dealt with a handful of car-related crimes during the month of April.

He also talked about the incident that happened May 1st between the hours of 4AM and 8AM. The Hollywood Police and members of the Broward County Sheriff's Department arrested a man who had barricaded himself inside a second-floor laundry room at Hillcrest Building 1. Police had been looking for the man in connection with several burglaries, and instances of lewd behavior.

His arrest followed a few weeks of detective work by **Robert Ducker**, **Prez Hillcrest 5** and **Jim Bowers**, **Prez Hillcrest 3**. Ducker is also the president of the President's Council for the low and midrise buildings, and Bowers serves as Treasurer. They tracked the man on cameras installed throughout the area and advised the HPD when they spotted him on Hillcrest property.



District 6 Commissioner
Idelma Quintana



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**INTRODUCING CAT UDEN, CANDIDATE FOR
MAYOR OF THE CITY OF HOLLYWOOD
(Ms. Uden will be answering more questions
in upcoming issues of IH) - by Steve Schneider**

Catherine "Cat" Uden is running for Hollywood mayor against incumbent Josh Levy, who is seeking his third and final term in office. A third candidate, Eduardo Flores, 28, has also declared his intention to run in the non-partisan race for mayor. Election Day is Nov. 5.

The job of Hollywood mayor is officially a part-time position. However, Uden says that if elected, she will quit her day job to serve the city as a full time mayor. In the interview below she introduces herself to Inside Hillcrest readers. And gives her perspective on all of the development happening in Hollywood.

In the June and July issues of Inside Hillcrest, Uden will spell out areas where she differs with Levy. And she will talk about the type of development she favors and thinks is needed to keep Hollywood a great place to live for voters, and their children, and grandchildren. Uden will also discuss her views on leadership, consensus, compromise, and negotiation.

Readers also are invited to submit questions so we can get answers for you. Please email info@insidehillcrest.com with your questions.

1-Is this your first run for public office? If so, please, tell Inside Hillcrest readers about yourself.

This is my first run for public office. I moved from the DC area in 1994 to attend Florida International University. I have lived in Hollywood for 20 years. I taught elementary school for Broward County Public Schools for 15 years, 13 of those years at Stirling Elementary. For the past 6 years, I have worked for an international non-profit organization on policies to protect the oceans. In my career with legislation and advocacy, I have worked on the local, state, and federal levels with lawmakers from both sides of the aisle. I understand how state legislation impacts local governments, particularly in the realm of preemption. I served on Hollywood's Sustainability Advisory Committee, Hollywood's Parks and Rec Advisory Committee as Chair, Broward County Schools Human Relations Committee, West Lake Village Architectural Control Board, Surfrider Foundation Broward County Chapter as Chair, Stirling Elementary PTA as Vice President, completed Citizens Police Academy with Hollywood PD, and graduated from the Leadership Hollywood program with the Greater Hollywood Chamber of Commerce. I'm a member of Hollywood Lakes Civic Association, South Broward High School PTSO, Hollywood Women's Club, and I now volunteer for the Greater

Hollywood Chamber of Commerce's Leadership Hollywood program. I speak at many Hollywood City Commission meetings, CRA meetings, and advisory committee meetings. I teach advocacy workshops and enjoy empowering others so that they can take action in their communities. In my free time, I enjoy stand up paddling on the ocean, and I successfully led a campaign to open up Hollywood Beach to more water recreation after being prohibited from paddling on 89% of our beach. We now have a new ordinance which allows paddlers much more freedom.

2- As a public-school teacher, you were probably good at grading students. So, how do you grade Mayor Levy on his two terms as Hollywood mayor? And explain your grades and the categories you selected to grade him.

Mayor Levy has maintained a professional leadership style. He has met his 2016 goal of increasing the taxable property values in Hollywood. For the past 7 years, though, Mayor Levy has been tone-deaf to what residents are experiencing in their neighborhood and how the development is affecting their quality of life. When Mayor Levy ran in 2016, he claimed to care about the unique character of Hollywood beach and its height restrictions. A few years later, he was voting to allow a developer to build a 30-story private skyscraper on our public oceanfront land. For residents in the RAC (Regional Activities Center that allows greater height and density), the increase in taxable values has left these residents subject to a redevelopment process that is eliminating single family homes in lieu of 5 story projects. There needs to be a conversation about how to develop in a respectful way, considering current residents. As for day-to-day concerns, the building/permitting department seems to be as frustrating as ever, maintenance and code enforcement has been lacking, and litter and illegal dumping is rampant.

3- Mayor Levy has been Mayor for almost eight years. Have taxes and fees gone up, down or remained the same during his service? And when can City taxpayers expect to see substantial tax and fee savings because of all the development happening in Hollywood?

I have not spoken with anyone who has seen their taxes go down. There was a GO Bond special election, and Hollywood residents voted to raise their own taxes to pay for a new police station, parks improvements, and other public improvement projects. Development can sometimes pay for itself, depending on the type of project, location, and city services needed for the development. Most residents I speak with have not seen an improvement in city services with all this new development. In watching the 2025 Fiscal Strategy Workshop, it will be important to look at our expenditures. For example, spending \$106K on a single, poorly constructed lifeguard tower (while Dania Beach spent \$98K for two quality towers) is not a good use of taxpayer money.

4- You've been working on environmental legislation. You also helped lead the charge to stop a private developer from building a mixed-used development on public land at the Hollywood Beach. Tell us why you opposed this use of City-owned land for an upscale private development.

1301 S Ocean Drive is a special area of the beach to locals. It is a quiet area of the beach enjoyed by families, summer camps, and those who enjoy water recreation. 3 acres were deeded to the city for parks, recreation, open space, and public purpose.

Continued from Pg. 2

Additionally, thanks to Jim Bowers, Hillcrest 3, Officer Grotenhuis brought affidavits and No Trespassing signs for each building.

To better protect building property, a signed affidavit would entitle the building to post a No Trespassing sign at the entrance that would allow the HPD to intercept and arrest trespassers on building property without having to involve the board.

The HLC members welcomed Hollywood Fire Department **Captain Amy Parrinello**, who shared information on three local programs that can benefit our community. One program is called 211. Run by Broward County, people 55 and older can sign up to get daily wellness phone calls. This service gives residents living alone reassurance that someone is checking on them every day.

Allies is a second program, run through Memorial Health Care. It is for people who are 65 or older. If you need help with food, exercise, medication or other social services, call (954) 662-8835 or (954) 371-5631.

The third program is offered by the Hollywood Fire Department. New parents are required to have safe baby seats installed in their cars from the time they take their newborn home from the hospital. Trained fire fighters can provide that service for free, Parrinello said. Call (954) 967-4341 for more information. You can also reach Captain Parrinello at aparrinello@hollywoodfl.org if you have questions.

The next meeting of the Hillcrest Leadership Council is scheduled for June 6, 2024, 6 pm, at Rec Room 2, 1151 Hillcrest Court.

Continued from Pg. 3

Those 3 acres were given to the city as mitigation for allowing the Summit Towers next door to have greater height/density. 1 acre was purchased with Land and Water Conservation Funds for the purpose of public recreation, yet the City did not disclose the fact that this land was federally protected. I brought the proposed project at Harry Berry Park to the attention of the National Park Service. During the vote on the comprehensive agreement, Commissioner Shuham pointed out that the deal greatly favored the developer, and for 45 minutes, she tore the agreement apart and highlighted the risks we would incur for 99 years with an unknown condo association. We need to stand firm on barrier island overdevelopment, prepare for sea level rise, and not destroy what makes our beach special. In addition, the County's Chief Resilience Officer, Dr. Jurado, highlighted the problems with this flood prone area.

5- Also, please address this related point: don't we need a lot more development in Hollywood to modernize the community and generate the tax revenue we will need to deal with issues that concern you, like climate change and sea level rise?

Some development and redevelopment is necessary and financially beneficial for the city. We should not be building on green recreational spaces or building new towers on the barrier island, and respect should be given to historic structures/districts. Some balance will be necessary to make sure that we move forward without overdevelopment like some other areas of South Florida have. Most Hollywood residents do not want to see Hollywood turn into Miami or Fort Lauderdale. Overdevelopment is bad for flooding, traffic, the environment, and quality of life. The City should encourage projects that are good for the community. We need a plan with a vision and clear guidelines that have resulted from collaboration with residents. We can't be against all change and all development, but there needs to be balance. Hollywood will continue to attract development, but we should do it in a responsible way. In addition, with the new Live Local Act state law and Tallahassee continuing to chip away at home rule, developers will be able to build with greater height and density and may not have to adhere to any green building standards.

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OPEN PERMITS CAN PROHIBIT YOUR REFINANCING OR CLOSING FROM BEING APPROVED

Many condo owners are faced with navigating through rising monthly condo fees, assessments, and more financial burdens all in the wake of the recent changes to laws governing condominiums and their finances.

Many times, condo owners that refinance so they can access equity to satisfy these expenses, find out that their loans are declined or held in suspense. It is important for not only the condo owners themselves to understand this but also the condo boards / associations to understand this potential powder keg problem.


No residential mortgage lender, be it FHA or Conventional or Reverse will approve a loan on a property that has open permits or while work is being done. This is never really an issue with a single-family home as the time frame for completing any work is usually a matter of days. However, if a condo is in the process of replacing the roof and has not yet started work but has pulled permits and there are now open permits; no mortgage loans for any owners will be approved until all work is completed and permits have been closed.

Please do not procrastinate when considering any type of mortgage, equity line or refinancing. Putting off the inevitable until you are being pressed to pay assessments or fees; you may find you cannot close on the loan you so desperately need.

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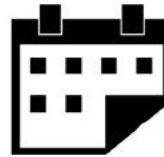
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STATE OF THE COUNTY - County Commissioner Beam Furr - District 6



Greetings Hillcrest Residents,

Happy Birthday to the Broward County Library! The Broward County Library celebrated the 50th anniversary through a series of celebrations at each library branch. This programming was an opportunity for patrons and staff to interact and share in the joy of the library – and share some cake! The celebrations were part of a week of programming that featured an overview of the entire history of the library system

by Library Director Allison Grubbs at the Stirling Road Library in conjunction with the Hollywood Historical Society. Today, we are proud to offer exceptional services, resources, and programming for all of our residents – go to Broward.org/library to access all of them!

At a time when our democratic norms are challenged, and when the healthy debates needed for our political system increasingly feel divisive, it is critical that local governments take a stand and make sure we have the freedom to have open, difficult discussions. I am proud that Broward County has become a national leader in encouraging freedom of expression and protecting the right to have difficult conversations. As you will read below, the Broward County Board of County Commissioners continues to support all efforts to increase academic and intellectual freedoms while preserving the tenants of our democracy. I am proud of this commitment. During what is shaping up to be a contentious 2024, we need to have these conversations more than ever. I am proud Broward County is a place where these foundations of our democracy are protected.

Broward County Library won two prestigious awards from the Florida Library Association. For our library system's tireless commitment to

protecting free speech and expression, Broward County was awarded the 2024 Intellectual Freedom Award. At a divisive and challenging time, our library system is leading the state of Florida in protecting access to banned books and providing resources that enhance the lives of our residents. The Broward County Board of County Commissioners has worked hard to empower our Library system and ensure that they feel safe in pursuing the initiatives and resources that our residents deserve access to. In addition, Library Director Allison Grubbs has been named the 2024 Administrator of the Year as well as the winner of the inaugural New Republic/Right to Read Toni Morrison Courage Award. Director Grubbs has been a national leader in championing intellectual freedom while also providing exceptional service at our Library. Our County Commission will continue to stand alongside Director Grubbs and her entire staff. Congratulations to our Broward County Library on this well-deserved award.

Contact Us

Our District office is conveniently located within the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Blvd, next to Hollywood City Hall. My District office staff is available to you from 10 AM to 4 PM, Monday through Friday. My staff is also working from my office in Fort Lauderdale and from other locations within our District. The Fort Lauderdale office is open for your convenience Monday through Friday from 9 AM to 5 PM. If you would like to schedule an appointment, please call 954-357-7006/7790, or email me at bfurr@broward.org.

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MEET MAURA MCCARTHY BULMAN, CANDIDATE FOR DISTRICT 1 BROWARD COUNTY SCHOOL BOARD

- by Steve Schneider



A Hollywood attorney with four sons in Broward County public schools wants to represent District 1 on the School Board. Maura McCarthy Bulman, that mother and attorney, lists her deep local ties as a strong reason to vote for her in the nonpartisan August 20 primary.

"I'm the only person running who has lived in the District for more than six months," she says during a phone interview with Inside Hillcrest. She has lived in Hollywood for almost two decades. Bulman grew up in Michigan with five younger brothers.

Bulman is running against incumbent Daniel Foganholi and

John Christopher Canter. The candidate who wins 50% plus one wins. Otherwise, the top two vote getters challenge each other in the Nov. 5 General Election. District 1 covers all of Hollywood and Hallandale, and includes West Park, Pembroke Park and parts of Dania, Miramar, and Pembroke Pines.

The first-time candidate also talks up her children, whose education keeps her focused on District 1 public schools.

"I know what's going on in our District 1 public schools every day," Bulman says. "I'm the only candidate who has kids in District 1 schools."

Driving home her connection, Bulman educates a reporter. "My sons are 16, 14, 12 and eight. And the eight-year-old will be in District 1 public schools for 10 more years."

Her two oldest children attend South Broward High School. Meanwhile, the 12-year-old studies at Attucks Middle School. And the son with the most years to go in Broward public schools attends Hollywood Central Elementary.

Bulman has served for many years as treasurer of the PTA at Hollywood Central and is now the PTA president.

But her interest in education dates back to the time she spent in the U.S. Peace Corps in the mountains in central Jamaica. There, with her future husband, she secured a grant to take poorer students on trips.

The sojourns included a trip to a sugar cane farm; a hydroelectric operation on a river; and a rainforest. They even went to see a fishing village on the south coast of the island - the first time many of the students had dipped a toe into the Caribbean Sea.

Looking back, Bulman says, "The kids were exploring and learning a lot about their world, including things they had never seen before the trips."


Once back in the United States, she studied law at the University of Alabama. There she volunteered to represent the interests of rural public-school students who were not getting their special needs met by the system.

Next up? A move to Hollywood, Florida. Bulman has practiced business and real estate law for almost two decades now. Prior to starting her solo practice, Bulman worked as a housing attorney at Legal Services of Greater Miami, representing low-income tenants and homeowners. She has also worked with her husband, Gerrit Bulman, to raise their four sons.

Bringing things back to childhood needs, Bulman notes, "All four of my sons play sports and participate in many other activities in District 1. I want all of our District 1 children to have these opportunities and the benefit of a high-quality public education."

Concluding, she adds, "I'm 100% invested in fighting for children on the Broward County School Board."


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What's Happening In The Real Estate Market in Hillcrest and Hollywood?



Cindy Abraham



Brian Gaiefsky

The Hollywood Real estate market experienced a 6%+ increase in property values in 2023. Interest rates are declining a bit making home buying more affordable.

What does this mean to us? Homes are still out of reach for many. The next best thing is a townhome or large condo. As we all know, Hillcrest condos are known for their size and views. And Keller Williams A Team Florida are known as the Hillcrest experts which is why agents shopping Hillcrest look for our listings.



Looking to buy or sell? Let's talk. Or send us an email or text:

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Ask **A Team Florida** how we help renters get on the fast track to stop paying their landlord's mortgage.



APRIL 2024 HILLCREST STATE OF THE MARKET

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



For Hillcrest condos, we are down to 58 listings which is a good thing. However, 22 of them are in triple digits when it comes to Days on Market, with one passing the one-year mark. See our tips for Sellers in this issue. Several listings expired without selling but the good news is that SIXTEEN units went under contract during April. We do not know the final purchase price until they close, but six were one-bedroom units with list prices ranging from 130K to 185K. The ten pending 2/2 units list prices range from 189K for an original unit to 250K for an updated 1634 SF corner unit after 189 days on the market.

April through June are normally busier than the rest of the year, so we hope to see more go under contract during May. The number of closed sales during April, seven, was surprisingly lower than we expected. Two of the three highest sales were in buildings that allow rentals.

Rentals continue to be a bit sluggish. Of the 11 currently on the market, six have taken price reductions. Our listing is the only one that went under contract during April and our other rental was one of the two others that closed during April. Very important that a rental unit has completed all repairs and is camera ready to list. Every month that a rental sits on the market costs our clients so we help our clients make it as attractive as possible and price it right so we can rent it quickly.

HILLCREST CLOSED SALES DURING APRIL

Building	Address	SF	B/B	List Price	Sale Price	DOM
24	C-4200 Hillcrest Dr #619	1284	2/2	315000	310000	100
27	C-3850 Washington #801	1344	2/2	285,000	270,000	123
17	4700 Washington #309	992	2/2	229,999	215,000	20
23	4330 Hillcrest Dr #415	1216	2/2	200,000	195,000	143
25	3800 Hillcrest Dr #315	844	1/1/1	189,000	185,000	23
10	981 Hillcrest Ct #305	690	1/1/1	160,000	160,000	72
22	4350 Hillcrest Dr #606	944	1/1/1	149,900	149,900	4

HILLCREST CLOSED SALES DURING APRIL

Building	Address	SF	B/B	List Price	Sale Price	DOM
20	919 Hillcrest Dr #302	1150	2/2	2250	2250	14
19	901 Hillcrest Dr #208	810	1/1/1	1700	1700	38

PARKVIEW AT HILLCREST APRIL 2024



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

We love April through June. Things are starting to move. We are down to 12 listings, with two going under contract during April and three closings. Six of the listings have passed the sixty-day mark; three in triple digits for Days on the Market. Overpriced sellers are still chasing the market in the wrong direction! This is definitely a “price right, sell fast” market.

We are printing the pending and closed sales this month. Note that sales prices are trending below list prices.

Ten available rentals ranging from \$3500 for a 3/2/1 townhome to \$6450 for a 5/2/1 furnished single family waterfront home. One furnished 1881 SF 3/2/1 townhome went under contract at 4706 Greenway. It was listed at \$4700 and on the market for 112 days.

Anytime you read these market reports and have questions, please give us a call. We are here for our neighbors whether you are planning to sell, rent, or just want to monitor the market. We can put you on auto-notification for the properties in your area so you can see what is being listed and/or sold in real time.

Changing markets require adaptive strategies. And we have them. We can navigate just about everything a shifting market can throw at us. Whether you are buying, selling, or renting, give us a call at 8-HILLCREST. We are always here to help.

APRIL PENDING AND CLOSED SALES

ADDRESS	SF	B/B	LIST PRICE	SALES PRICE	DOM	WTRFT
S-1476 Pongam Terrace	1742	3/2/0	750,000	pending	98	Yes
T-5012 Greenway Drive	1769	3/2/1	750,000	pending	41	Yes
T-1283 Eucalyptus Dr	2185	3/2/1	725,000	687,000	115	Yes
T-1595 Evergreen Terr	1769	3/2/1	700,000	675,000	36	No
T-5103 Eucalyptus Dr	1918	3/2/	674,800	650,000	71	No

May Kitchen Korner - by Cindy Abraham



The first couple of weeks of each month tend to be a little crazy. Cooking is my form of “basket weaving”, it relieves stress for me. However, my favorite part is the prep which usually takes the most amount of time and this month, I didn’t even have much time for that. Sometimes Sundays are my prep-for-the-week day which helps. But I needed to make dinners that didn’t take me more than 30 minutes to put together. I looked through my recipes to find my fastest favorites. These are all for TWO people. All make great leftovers if you are cooking for one or you can multiply the recipe accordingly for 3 or more.

Of course, Sue Goldberg is still going to read them and say, “That ain’t going to happen!” Most of these I have been in IH before. And the secret is “SUBSTITUTIONS ARE OK”. I don’t have time to run to the store if I am missing one ingredient. Also, I add a side of vegetables or salad if veggies are not part of the recipe.

I used Sundays to make gallons (literally) of my Lebanese-Italian chicken soup and dropped off 12 containers in the past 2 ½ weeks. Not sure what is going around again. If are not feeling well, and I find out, you get soup hung on your door whether you want it or not.

Skip this part if you are tired of hearing me say it. We are losing weight because of three main reasons. We cut way back on beef. We cut out salt and use Dash seasonings, we only buy high carb products that have 1 gram of fiber or more per 10 grams of carbohydrates, which is why we eat pasta a lot more than we used to. Keto products are OK as if it is part of a recipe. I haven’t found delicious Keto bread. But it is OK for sandwiches and makes killer Bread Pudding ala Maria Berry!

Below are one week’s worth of “fast and easy”. And no, that was not my nickname in high school.

MONDAY: FAST SHEET PAN CHICKEN THIGHS with TWO VEGETABLES

The prep is fast so I can get some work done while they cook. If you don’t have guava paste, use your favorite jelly. Also, you can change out the potato or use carrots, zucchini, yellow squash, green beans – the beauty of this one is use what you like best.

- 2 large skin-on chicken thighs
- 2 TBS guava paste
- 2 TBS softened cream cheese
- ½ cup spinach (shred it or cut it in strips)
- 2 cups sweet potato chunks
- 2 cups broccoli florets, 2 TBS oil

Preheat oven to 350 degrees. Mix the guava, cream cheese, and spinach together. Carefully lift one side of the chicken skin and stuff with the mixture. Secure with toothpicks. Toss vegetables with oil and season. (I use Dash seasonings – garlic herb, Italian, original or even chicken.)

Line a sheet pan with foil, dull side up and spray with non-stick spray. Lay chicken thighs on pan and surround with vegetables. Spray chicken with butter flavored spray and season. Place on middle rack of oven and bake 40-45 minutes. You can hit broil for a minute or two at the end if you want.

TUESDAY: ROTINI WITH PROSCIUTTO, WHITE BEANS, AND WHATEVER (Broccoli, halved Brussel sprouts, peas, etc.) But keep the beans in for the extra fiber.

- 4 oz. Rotini (I use Barilla High Protein or Chickpea pasta)

- 3 ½ cups water
- 8 oz. bite size veggies
- 2 TBS olive oil
- 3 oz. diced prosciutto (or bacon bits, pancetta or even mushrooms)
- 1 tsp minced garlic
- 2/3 cup grated Romano cheese (yes you can use parmesan)

Cook pasta reserving ½ cup pasta water. In a large skillet, on medium, cook prosciutto until crisp and remove.

Add olive oil and sauté Broccoli almost tender. Add garlic and stir until fragrant. Stir in black pepper and beans.

Add pasta, pasta water and cheese stirring constantly until a sauce forms. Remove from heat and stir in the prosciutto. Serve topped with remaining cheese.



WEDNESDAY: SALMON STUFFED AVOCADOS (for two) with leftovers for crackers

- 1 large avocado, halved lengthwise – remove pit
- 14 oz can salmon drained (leave the skin on)
- 1/3 cup plain Greek yogurt
- 1/3 cup diced celery
- 2 TBS chopped fresh parsley or 1 TBS dried
- 1 TBS fresh lime juice
- 2 TBS mayo
- 1 tsp Dijon mustard
- Salt and pepper to taste
- Chopped fresh chives for garnish (optional)

- Combine yogurt, celery, parsley, lime juice, mayo, mustard, salt & pepper in a small bowl; mix well. Add salmon and mix well.
- Scoop about 1 TBS flesh from each avocado half into a small bowl. Mash well and stir into salmon mixture.
- Fill each avocado half with about ¼ cup salmon mixture, mounding it on top of avocado halves. Garnish with chives if desired.

BECAUSE THIS ONE WAS SO FAST AND EASY, PREP THE WINGS FOR TOMORROW

PREP FOR THURSDAY: CRISPY BAKED CHICKEN WINGS – 24 HOURS AHEAD

- 2 lbs. chicken wings
- 2 TBS baking powder (NOT baking soda)
- ½ tsp salt or Dash chicken seasoning

1. Pat wings dry and toss with baking powder and seasoning.
2. Place them on a non-stick rack on top of a sheet pan lined with foil (just to keep it clean). Then put them in the fridge for 16-24 hours to “air dry”. See below if you have time to make my favorite sauce ahead of time.



Continued from Pg. 12

THURSDAY: CHICKEN WINGS WITH ANY SAUCE YOU WANT

1. Preheat oven to 400 and bake for 40 minutes, turn over after twenty minutes.
2. Turn oven to broil and broil both sides until brown.
3. Toss them or dip them in your favorite sauce, honey mustard, BBQ or my favorite, Honky Sauce. I always have a jar in the fridge, so I triple the recipe. While the wings are baking:

- ½ cup mayonnaise
 - 2 TBS apple cider vinegar
 - 1 tsp sugar
 - 1 tsp Worcestershire sauce
 - 1 tsp hot sauce
 - 1 tsp finely chopped thyme
 - ½ tsp onion powder
 - ½ tsp grated garlic.
 - Salt & Pepper
- Mix all the sauce ingredients together in a medium bowl. Cover and refrigerate at least 30 minutes to overnight.



FRIDAY: MISO GLAZED SALMON OVER RICE (I use the little cups of brown minute rice)

I used to buy white miso at the Thai market, but they stopped carrying it, so I order online.

- ¼ cup maple syrup
 - ¼ cup white miso
 - ¼ cup soy sauce
 - ¼ cup rice vinegar
 - ½ tsp crushed red pepper flakes
 - 3 TBS extra-virgin olive oil
 - 2 skin-on salmon fillets
 - 2 cups rice
- Green parts of scallions thinly sliced on the diagonal for garnish
1 TBS toasted sesame seeds for garnish



1. Whisk maple syrup, miso, soy sauce, vinegar and red pepper flakes in a small bowl and set aside.
2. Heat oil in a large nonstick skillet over medium. Cook skin side down for 7-9 minutes shaking pan occasionally so it doesn't stick. You want skin very crisp and deep golden brown.
3. Turn fish over and cook just until the flesh is lightly browned (it should be fast).
4. Turn down heat to low, flip salmon back to skin side down and add the glaze to the skillet. Cook until it starts to thicken, about a minute.
5. Baste salmon with glaze occasionally until fish is evenly coated, about 1 minute.
6. Place rice on plates and top with salmon. Drizzle any leftover glaze on top and sprinkle with scallions, sesame seeds and more red pepper flakes and serve.

SATURDAY: CHICKEN, APPLE GORGONZOLA PASTA

- 6 oz. penne cooked al dente (I use Barilla High Protein or Chickpea pasta)
- ½ - 2/3 cup pasta water

- 2 TBS olive oil
- 6 oz. chicken sausage sliced (Aldi has apple chicken sausage)
- ½ small red onion sliced
- 1 small crisp apple cored and thinly sliced
- 6 oz. crumbled Gorgonzola (divided use)
- 1 cup baby arugula or spinach

Heat oil in large skillet over medium high. Add 2 olive oil, heat 30 seconds. Add sausage and cook for about until it starts to brown, about 6 minutes, breaking sausage into small pieces with wooden spoon.

Add sliced onion and a little salt; cook 3 minutes or until onion is starts to soften. Add apple slices and cook 3-4 minutes more until slightly softened.

Add pasta, Gorgonzola, and pasta water; stir well to coat. Keep stirring and tossing until a light creamy sauce forms. Add baby arugula and stir in until just wilted.



Remove from heat and top with the remaining crumbled Gorgonzola. Serve with a side salad.

SPECIAL SUNDAY: PORK WITH MUSHROOMS & BRIE OVER MASHED POTATOES

- 1 wedge Deli Brie cheese (7-8 oz)
- 2 TBS fresh parsley
- 1 lb. pork tenderloin or 2 1" thick chops
- 1 tsp steak seasoning
- 2 TBS & 2 TBS unsalted butter
- 8 oz sliced baby portabella mushrooms
- 2 tsp chopped garlic
- 1 tsp dried thyme
- 1 (24 oz) package refrigerated mashed potatoes
- ¼ cup chicken broth

1. Remove and discard Brie rind, then cut cheese into chunks (about 1 cup); chop parsley. Cut pork into 1-inch-thick medallions and coat with seasoning (wash hands).

2. Preheat large, nonstick sauté pan on medium-high 1-2 minutes. Melt 2 TBS butter in pan until frothy. Add pork and cook for 2-3 minutes on each side until browned; remove from pan.

3. Melt remaining 2 TBS butter in the same pan. Add mushrooms, garlic, and thyme; cook 3-4 minutes, stirring occasionally, until mushrooms are tender. Microwave potatoes following package instructions.

4. Reduce heat to medium-low. Stir in broth and pork; simmer 3-4 minutes, stirring occasionally, until sauce has thickened, and pork is 145°F. Remove pan from heat and stir in Brie until melted. Serve pork and mushroom sauce over mashed potatoes, sprinkled with parsley.



ESG INVESTING IN FLUX: WHAT YOU NEED TO KNOW AND WHERE WE'RE HEADED

Treece Financial: Hillcrest Newsletter May 2024



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In the evolving landscape of environmental, social, and governance (ESG) investing, recent developments in the United States have added layers of complexity to the ongoing conversation. New Hampshire Republicans may make it illegal to use taxpayer money for ESG funds.

Morningstar discovered that investors are withdrawing money from ESG and sustainability funds. This indicates a significant shift in public sentiment towards these types of investments. This dynamic backdrop sets the stage for a deeper exploration of the challenges and triumphs within the ESG sector.

The ESG Landscape: A Rollercoaster Ride

Not too long ago, the ESG sector experienced substantial growth, with inflows reaching \$70 billion in 2021. But in 2022, things changed because of events like Russia invading Ukraine and oil prices going up and down.

Traditional energy companies surged, creating a performance gap that sustainable funds struggled to bridge. The Federal Reserve's anti-inflation measures further impacted the profitability of renewable energy development, contributing to a noticeable retreat from ESG investments.

Political Backlash and Shifting Narratives

Politics has changed how people talk about ESG. 40% of U.S. companies got negative feedback, so some started "greenhushing" to not talk about ESG directly. Critics have accused financial firms, including BlackRock, of prioritizing a perceived "woke" agenda over fiduciary duties, leading to a reevaluation of communication strategies and terminology.

BlackRock's Silent Dominance

In the midst of political turbulence and declining interest in the U.S. market, BlackRock Inc. has quietly extended its influence in ESG investing. Even with Republican criticism, the company has seen steady growth in ESG investments during the last two difficult years. BlackRock's ESG assets grew by 53% from 2022 to last year, surpassing the overall ESG fund market.

Global Leadership and Strategic Silence

BlackRock is a top player in ESG investing, managing more ESG funds than any other firm globally. Despite increased aggression from the Republican Party, BlackRock has strategically refrained from commenting on the figures, emphasizing its commitment to sustainability by integrating financially material ESG data into its investment processes.

Resilience in a Shifting Market

The wider ESG fund market faced challenges in the last quarter of 2023, experiencing net client outflows for the first time. However, BlackRock managed to attract net inflows, showcasing resilience in the face of changing market dynamics. More investors are choosing passive ESG strategies, like BlackRock, because of the trend of low-cost investments. This shift is global.

BlackRock's success in ESG investing, amidst challenges and political scrutiny, underscores the resilience and enduring appeal of sustainable investment strategies. BlackRock is a top leader in ESG investments, guiding the way in the changing landscape of sustainable investing worldwide.

Looking to navigate the current challenges of ESG investing? Call Team Treece at 305-751-8855 to explore smart and sustainable investment strategies.

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SOME OF THE THINGS I AM GRATEFUL FOR IN LIFE

– By Aruna Ladva, Brahma Kumaris London, England, Submitted by Etta Stevens



“When I started counting my blessings, my whole life turned around.” - Willie Nelson

I am grateful for the sun and for the light and warmth the sun provides. If there is no sun, I am grateful for the clouds that give us rain and enable us to grow our food.

I am grateful for the patch of grass in front of my house or behind it. If there is no grass, then I am grateful for the lonesome tree. If there is no tree, I am grateful for the cement paving that helps me walk with ease so that I won't sprain my ankle on uneven ground.

I am grateful to the animal kingdom; for the crows that crow, the birds that sing, the dogs that bark, the cats that meow ... everything shows me how to enjoy life in a variety of ways. The animals express their feelings in the ways they know ... and I? How do I want to express myself? If animals were to sit and contemplate us humans, what is the sound that they would hear?

I am grateful for all the food on my plate. If there is no food... then Wow! It's a great time to fast and slow down the system, to allow my body to rest and heal ... and if there is no food for a few days, then a chance to break the record and enter the Guinness Book of Records! If there is food, but not the food I like, then I can stop being a fussy and appreciate what I do have. I can be grateful for what I receive, at least I am receiving. There are many that will die of hunger today ... spare a thought and prayer for them. Living is more important than getting the food I like.

“Gratitude is the intention to count your blessings every day, every minute, while avoiding, whenever possible, the belief that you need or deserve different circumstances.” - Timothy Miller

I am grateful for my parents who did their very best in parenting my siblings and me, even without a parenting manual! Parenting is like entering unknown territory, it is an experiment for every parent, and they are always wiser after the event ... not during it! I was adopted and had the most wonderful parents anyone could imagine. Since this month is Mother's Day, I want to thank my beloved mother for teaching me the meaning of graciousness, thankfulness, and kindness. My mother Sarah who was called Sadye was beautiful and loving. I am blessed beyond measure. Life is teaching us to stand on our own two feet. To be independent emotionally and financially, and to live life on our terms. We are getting a lesson in maturity.

I am grateful for my good health. Let me look at every limb and thank it for working for me, love that the eyes, ears, arms, and legs are working ... perhaps not optimally but working ... and if they are not, then there is a lesson to learn. If I am in a wheelchair, it's to slow me down, to take life in the slow lane ... it's not a handicap, it's to enjoy the roses and get a different view of life. Those who walk through life slowly 'see' more and appreciate more, they have time to stop and appreciate all the wonders that Nature provides.

I am grateful for all the financial power available to me, it gives me freedom and choice. To be able to buy things to make my life easier. If there is not enough money, then that's great too because that stretches the mind and intellect to become more creative and resourceful. Sometimes we call this being 'streetwise'. The more we stretch the

right brain the longer we live. So, we may live longer as a poor person, what is more important money or life?

“The more we express our gratitude to God for our blessings, the more He will bring to our mind other blessings. The more we are aware of to be grateful for, the happier we become.”

- Ezra Taft Benson

I am grateful that I can sing and dance, that I can experience the gift of movement. I am grateful that I can walk, talk and that I can understand and speak a language and I have the ability to communicate. I can count, I can laugh, and my face has muscles that enable me to smile!!

I am grateful I have clothes on my back. I have friends and family. I am free to travel, I am independent, and my mind is my own. I have freedom. I am free.

I want to point out that it is good to appreciate the smallest things in life. We tend to appreciate something once it has been lost. Now is the time to appreciate all the good things in life. Things do not need to be big for us to be grateful. Truly it is a case of us learning to count our blessings. A beautiful Happy Mother's Day to all!

As we appreciate, we stay positive. As we stay positive, we remain masters of our lives.

“The secret of happiness is to count your blessings while others are adding up their troubles.” William Penn

It's Time ... to remember life is not conspiring against you ... it is life conspiring for you.

I am conducting a live ZOOM class EVERY TUESDAY MORNING AT 10:30. Join Zoom Meeting (new ID) 811-1641-8133 Password: 123. Our Hollywood Library class has returned. MONDAY MORNING, Hollywood Library 10:30 AM.

MEDITATION IS FREE, ARE YOU?



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