

# Inside Hillcrest

– Connecting Neighbors to Neighbors –



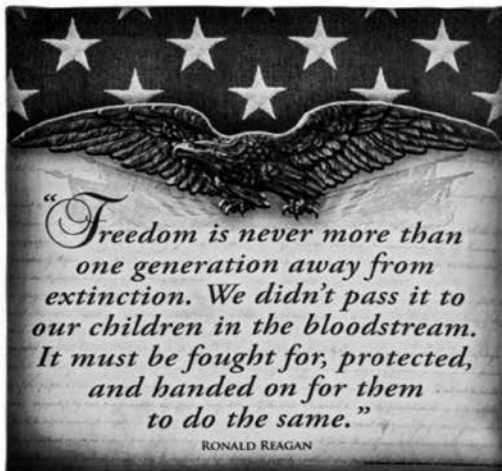
NOVEMBER 2021

HOLLYWOOD, FLORIDA

VOLUME 15 • ISSUE 11

## NOVEMBER INSIDE HILLCREST

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### GIVING THANKS

What a year! Not sure why 2020 got a worse rap than 2021, but it has been challenging. Our world will never be the same again. Some things changed for the better and some for the worse but it depends on who's "counting" as they say. I don't know which changes I like and don't like yet. I am still adjusting. I know I miss socializing with some people but also realize that there is a little bit of relief in there that I had an excuse to avoid others. Fears about catching killer viruses made us all more aware of basic hygiene which is a good thing. Many of us had more time to spend on self-care. Spending time outdoors became more precious along with the appreciation of just how much easier it is for us here in sunny Florida. It is good to see our snowbird friends this year; many of whom didn't make it back last year. And hugs are more appreciated than ever.

I did a lot more cooking although we have never been big on eating out. Because cooking also works as a stress reliever for me, I really got into it over the past couple of years. Instead of inviting people over, I was delivering meals which was kind of fun.

The toughest part was how many friends and family members were lost. I don't know of anyone's family who wasn't affected in some way and it was tough. The economy is in a weird place; local businesses are struggling as we got too used to going to our computers rather than to the store. The "new normal"

has become a hot catch phrase and I still don't know what it means.

Whatever your plans are for Thanksgiving this year, I'll bet they are more exciting than last year. The tradition of going around the table and saying what we are thankful for is a good one. Doing the same thing every day is even better.

### THANKFUL FOR MY BNW

Yes, you read that right. A BNW is better than a BMW. From the time my neighbor, Elizabeth Cicero, moved in across the hall, she has been the Best Neighbor in the World. She is always there for us and she is one of the most thoughtful people I know; but most importantly she is one of the nicest human beings I have ever met. She is beyond gorgeous but that is not even her best asset. Her beautiful disposition and the way she treats people makes her a rare find. And she loves to cook which is great because whenever I am missing an ingredient, she is way closer than the grocery store and possibly better stocked. Thank you, Elizabeth, for being you.

### THANKFUL FOR GOOD ADVICE OVER THE YEARS

This is a small one but can really make your life easier if you depend on your cell phone at all. Power it down at least once a day. When you reboot your phone, it forces everything that runs in the background to start up fresh. When you power down, everything not needed to allow the phone to boot again is unpowered and killed. You will get better reception.

A friend told me to buy a water-pik device. Also called water flossers or oral irrigators, they use a high stream of pulsating water to remove dental plaque and food debris between teeth and below the gum line. As we age, body parts tend to shift and get a little weaker and if there is one thing we want to preserve, it is healthy teeth and gums. The first time you use it you will be gob-smacked

by how much "stuff" comes out from between your teeth. I can guarantee it will make a dramatic difference in the health of your teeth. Preventive maintenance works for our bodies also. I have an extra one if anyone wants it. Email me at [inside-hillcrest@comcast.net](mailto:inside-hillcrest@comcast.net).

For those of you who have friends and family who come visit and you want a nice place for them to stay, you usually email us at Inside Hillcrest so that we can help you out finding a term rental. As a realtor, I do not handle them but as a neighbor I am here to help. Because I always recommend **Enchanted Isles Resort**, you can now find their contact info on page 2. Ask for Joel or Franchesca.

### HAPPINESS IS HAVING A COMPETENT, EXPERIENCED, PRO-ACTIVE, AND KIND BOARD OF DIRECTORS

It is a fact that our neighbors who serve as our building board of directors, have an impact on the quality of our lives. Early last year I made the comment that it seemed that all 24 of our Hillcrest buildings had pretty good leadership. Turns out I was wrong about one building. I actually knew the guy who became president for several years previously and I thought he would do a great job. I never realized that his ego was such that getting any type of power would turn him into a dictator who trampled over everyone in his path. He finally quit and moved out but the building is still picking up the pieces from his reign of terror. And I can't even give him all the "credit" – he could not have done it without an incredibly apathetic board.

Sometimes I think every building needs to go through having bad leadership so they appreciate good leadership. I get calls from residents who want to sell and move to a different building because they think it is run better. What they need to do, is get more involved in their building. Any building with a good board still has their residents who do nothing but sit around and play "gotcha!" looking for perceived mistakes. And that is how it starts. They form a little group, convince the new residents that something nefarious is going on, lobby in the lobby and end up taking over. Then it hits the fan.

In general, Hillcrest buildings are very well-maintained and financially solid and Hillcrest has a good reputation because of it. Some of our buildings self-run and some have hired a property manager to help with the legal and accounting, but at the end of the day, it is the board that calls the shots.

Continued on Pg. 2



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*Continued from Pg. 1*

Not only do you need good people on the board, but you also need a board who knows how to hire good people to work for the unit owners. Not sure why some buildings got rid of Elite Guard Security and hired a cheaper one without realizing that the quality of the staff was going to go downhill. But they did and it has. Once again, "you get what you pay for".

Another building has a property manager who is non-responsive and rude to the unit owners (guess he doesn't know whose money is paying him) and utterly oblivious to the laws regulating buyer requirements and condo fees. He has single-handedly lowered the building values and may very well subject the association to lawsuits and/or fines and penalties. Here are the guidelines for fees pertaining to real estate transactions:

- APPLICATION FEE: maximum \$150 per person or per married couple- paid by buyer**
- ESTOPPEL FEE: by statute, \$250.00 unless it is a rush, then it can be as high as \$350 – paid by seller**
- CONDO QUESTIONNAIRE: ordered by the lender, \$150.00 paid by buyer**

Again, none of this can happen without the approval of the Board of Directors. So, who should be on your board? Let's start with people who have leadership skills who can put their ego aside.

"People who are good leaders, well organized, great at interpersonal relations, able to think strategically, act proactively, and are good with financial management are valuable additions to any board. Having a background in accounting, bookkeeping, governance, law, engineering, or construction is also helpful."

I would like to add "people who are basically kind and empathetic". That being said, I still believe that people get the government that they deserve. So, if you are fed up with the crazy-ass rule maker, the loudmouth who talks over everyone- and talks about everyone, the evil little nobody who uses his/her "position" to get back at the folks they don't like, the drama queen who takes center stage at every meeting and won't shut the heck up; just remember, the majority of your neighbors (and maybe you) voted them in.

I don't blame people who don't want to be on a board where members openly express hostility toward each other and behave like school-yard bullies. It does make me a little more understanding when good people who could be an asset and belong on a board because of their background, temperament, and ability, just won't step up and run. If you care about your building, get to know your neighbors, and start now to encourage those who fit the description of a good leader to run for the board next year. And more importantly, SUPPORT them while they are serving.

If your building by-laws still mandate 9 board members, strongly consider lowering that number with a building vote at the next annual meeting so you can go for quality instead of quantity. 5 or 7 solid business-oriented members beat a 9-member board with "fillers". With the help of other unit owners who are willing to serve on committees, a smaller, stronger board can make a more peaceful, effective leadership team.

**INSIDE HILLCREST TEAM**

The first issue of Inside Hillcrest came out in November 2008. With how busy the Real Estate market has been, putting it together every month has not been easy lately. There are so many people behind the scenes who help keep it going and are rarely mentioned but who I am thankful for every day.

*Continued on Pg. 4*

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



Greetings Hillcrest Residents,

If you've lived in South Florida for a while, you probably have a favorite spot or two. There is probably a good chance this site is on publicly owned land. It is natural to want to be protective of that place, which is why we get more than annoyed when someone comes in, out of the blue, with a proposal to develop one of those places for their own purposes. They come in with a big idea, a polished proposal, and an agenda, but not necessarily one created with the public in mind. The "unsolicited bid", which is allowed under Florida Statutes, has become a tool used by developers to take a shortcut to realize their ambitions. That shortcut, unfortunately, usually leapfrogs over a comprehensive needs assessment and sidesteps around other factors important to the community.

Usually, governments go through an arduous process to determine what the residents need and/or want and where it should go. Whether it is a park, a library, a road, a hospital, a wastewater treatment plant or a school, each project requires serious deliberation that takes many factors into consideration. The environment, economic development, traffic, housing, sanitation, and a host of other issues must be examined to try and avoid negative unintended consequences. Requests for proposals usually include within them the requirements expected that satisfy all those concerns. The writing of these RFPs takes time and analysis by people whose job it is to keep the public interest in mind. The "unsolicited bid" avoids much of that due diligence. That due diligence, however, is where the public has an opportunity to voice its concerns and opinions.

For example, in the City of Hollywood, the proposed Azalea Terrace project on parkland and beachfront property anticipates building a 320-foot luxury condo in exchange for providing community amenities and rent. The public has shown no support for this project, and the fact is that the need for a new park and new community center was never raised when the city recently put on the ballot a General Obligation Bond to renew tired facilities. But the "unsolicited bid" process has taken on a life of its own. Instead of the issue being what kind of community center might be desired, or what the public thinks is the best use of this land, all the discussion revolves around the height of the condo. The same can be said for an unsolicited bid to redo the Orangebrook Golf Course. This unsolicited bid threw what should have been a very predictable process into anything but in hopes of taking advantage of a local GO bond. Again, time, money and public trust are at stake. The public interest has been glossed over.

Recently, Broward County entertained an unsolicited bid for vacant land in Pembroke Pines and entertained offers from Amazon and Bang Energy. Having voted in favor of the Bang Energy proposal, the Broward County Commission is being asked to reconsider the terms and conditions because of discrepancies in promised employee pay at the proposed facility, among other factors. This probably would not have been the case had the commission determined up front what the best use of that land would be and what would be required of any applicants. The County also received unsolicited bids for one of the most important project decisions facing Broward, namely our Joint Government Center with Fort Lauderdale. This is a project that will have an impact on Broward County for many generations to come. The Joint Government Center will be a signature building for Broward County that anchors our regional downtown in Fort Lauderdale. The County Commission this time, however, wisely voted against the unsolicited proposal for the Joint Government Center because there had not been a needs assessment done prior to the bid. There wasn't any way to ensure that everything that was needed would be included. To accept the unsolicited proposal would have short-circuited the entire process and almost guaranteed that some important considerations would have been missed. It would

have also diminished the opportunity for the public to be heard.

Public private partnerships have their place. There are numerous examples where this has expedited projects that are in the public interest. The best of those accomplished their due diligence on the front end. However, the unsolicited bid can be very problematic. It is important for governmental bodies to protect the process, as messy as it may be, to ensure that not only the public is heard, but that the right project is built in the right place.

### Contact Us

Our District office is conveniently located in the lobby of the Hollywood Branch of the Broward County Public Library at 2600 Hollywood Blvd, next to Hollywood City Hall. I am pleased to report that it has re-opened and 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 remote locations within our District. The Fort Lauderdale office is open for your convenience Monday through Friday from 9AM to 5PM. 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 **954-357-7006/7790** or send me an email at **bfurr@broward.org**.

*Continued from Pg. 2*

**Leon Cortez**, Hillcrest 24, owner of **High-Powered Graphics**. Leon puts the paper together every month and also hosts our website. He is an amazing man with the patience of a saint and a Gulf War Veteran. I would be lost without him.

**Jim Williams**, owner of **Aquarius Press**, has printed Inside Hillcrest and delivered it to my car for as long as I can remember. Just a great guy and a wonderful family man. I met him at the Chamber of Commerce in 2010 and I am so thankful for him.

**Steve Schneider**, resident of Hillcrest 10, **reporter extraordinaire** who is always there when I need anything from research and interviews to paper delivery. He is a wonderful writer and his articles are a popular feature. He is also a full-time caregiver for his dad, Lenny, whom I also adore because he likes my cooking.

**Veronica Corbin**, daughter of my neighbor in Hillcrest 27. She is our **IH bookkeeper** and keeps the money coming in so we can pay Leon, Steve, Jim, and the tax attorney and still have enough left over for our Help for Hillcresters Fund. Her mom is Mireille Fantini, our own Hillcrest tailor that I get so many compliments about.

**Etta Stevens**, resident of Hillcrest 22 has not missed a deadline with her **Meditation** articles since the beginning. Residents who have joined her group unfailingly report that their lives are less stressful and more balanced.

And, of course, **THANK YOU to our advertisers**; not only for their financial support but for being the best in their respective fields so that Inside Hillcrest can promote their business with pride and confidence.

Finally, a big thank you to you, our readers, who have shared our paper with friends over the years so that we now have an email subscriber list of over 2000 (including other condo communities, City Officials etc.). You definitely keep us on our toes with your comments and suggestions.

**HAPPY THANKSGIVING EVERYONE!** I am thankful for all of you. Have a blessed holiday!

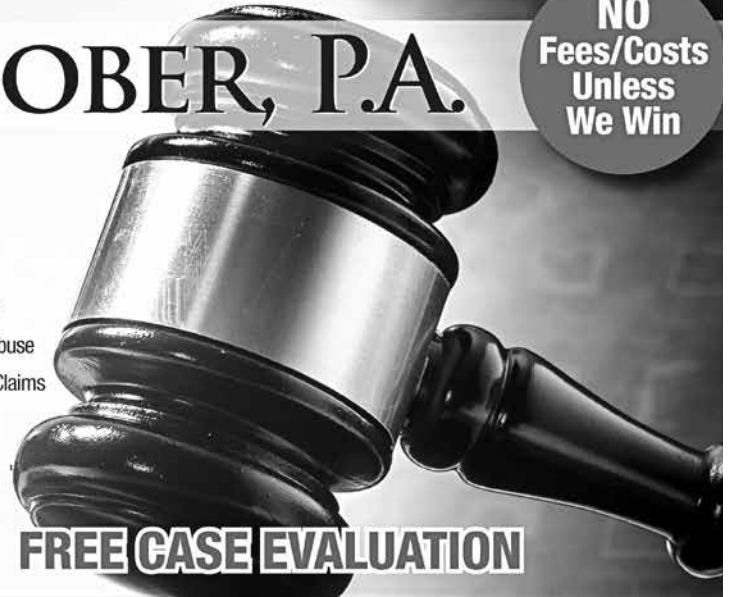
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### WE'RE MOVING FORWARD - *By Vice Mayor Linda Sherwood*



At the beginning of each fiscal year the commission is asked to evaluate the performance of our City Manager, City Attorney, and CRA Director. Each time I have to do this I am overwhelmed at the many fantastic accomplishments they have attained. The list is so long for each one of these men that I will only be able to touch on a few remarkable examples.

Our City Manager Wazir Ishmael, with the very progressive staff he found and hired, worked through the unforeseen pandemic with grace. By following scientific guidelines, he maintained strict rules that were not always popular with some residents but the city remained safe and business functioned to its best and optimum ability under these circumstances. By Wazir having the vision to hire the best employees and Assistant Managers we functioned as if nothing out of the ordinary was occurring. The IT director he hired brought us into a new age of online literacy with the full support of everyone. This put us in the millions of dollars budget category but by doing this we were able to keep property development of big and small sizes going in the right direction.

Permitting became easier on line and so did contacting Public Utilities, Code Compliance, Public Works, Parks & Recreation. Human Resources didn't skip a beat in the long recruiting process that outlines what an employee and candidate must complete. City Commission Meetings, Workshops, Executive Sessions and seminars all continued on WebEx as if nothing unusual was standing in the way. Our citizens were given the opportunity to send in written comments to have their opinions heard. As a result, Wazir has become one of the most admired and respected City Managers that we have had in a very long time.

Our City Attorney Doug Gonzales has accomplished bringing his team that comprises our legal department into a standard of cohesiveness above anything I have seen in the past almost 15 years as commissioner. He has been able to save the city a great deal of money by taking on serious litigation issues that would have cost so much more if an outside firm had been hired. I am very confident in his knowledge and advice on any issue.

Our CRA Director Jorge Camejo works diligently to keep upping the standards for carrying out the needs of both Downtown and the Beach districts. He works with Lisa Liotta who oversees the downtown district. Lisa coordinates the best events ever and Jorge goes way out to work with and attract new businesses not only to the downtown but also the beach. His main purpose right now is completing every project planned for both districts before the end of the CRA.

Finally, my heart goes out to our Hollywood Police Chief Chris O'Brien and the men and women of the HPD on the loss of Officer Yandy Chirino and Lt. John Graham within 24 hours of each other. We salute these two officers and pray they are now resting in peace.

Please contact me anytime by email [LSherwood@hollywoodfl.org](mailto:LSherwood@hollywoodfl.org)

**Linda Sherwood**  
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# November Kitchen Korner - by Cindy Abraham

Here we are again, Thanksgiving is right around the corner. And again, most of us have family recipes that are an institution so I am just going to add a couple tweaks to change things up a little but not to mess with tradition. Some of the traditional dishes we traditionally do not make – like green bean casserole or sweet potato anything although this year I am going to try the recipe below for sweet potato cupcakes – they just sound good.

I make a turkey most times but this year I ordered Turducken rolls from the Cajun Grocer. If you don't know what a Turducken is, google it. I had never had it until this year. Apparently, a true Turducken is a duck breast stuffed into a deboned chicken stuffed into a deboned turkey with layers of stuffing in between – who thinks of this stuff? It sounds AMAZING! What I ordered is a cheater version (duck breast stuffed into a chicken breast stuffed into a turkey breast with Seafood Jambalaya layered in between instead of cornbread stuffing. I will still make my oyster/sausage stuffing this year (recipe below) but will try a new cranberry sauce and sweet potato cupcakes, (recipes below). I did not like the frosting recipe for the cupcakes so I bought cream cheese frosting which is our favorite. Aldi's sells a small bag of organic frozen sweet potato chunks which microwaved and mashed make about a cup and it takes only a couple of minutes.

I also saw a recipe for sugared cranberries which sounded festive and delicious. It came with a cranberry cheesecake recipe (which I won't make) so I am thinking of using them as a garnish for a dish or drink or appetizer tray.

## CRANBERRY SAUCE

1/3 cup water, 1/2 cup sugar, 1 1/2 cups fresh or frozen cranberries, 1/2 cup peeled, chopped apple, 1/4 cup chopped orange sections (zest the orange first to use for garnish), 1/2 cup peeled, chopped pear, 1/2 cup chopped dried fruit (cranberries, blueberries, apricots, etc.) 1/2 tsp cinnamon, 1/4 tsp nutmeg, 1/4 tsp salt

Bring the water and sugar to a boil in a saucepan to dissolve sugar. Add the rest of the ingredients. Return to a boil, then reduce heat to medium low, cover and simmer 15 minutes. Uncover and cook over low, stirring frequently until thickened, about 15 more minutes. Chill and cover (up to 1 week). Dust with orange zest and serve.



## SUGARED CRANBERRIES

1/3 cup white sugar, 1/2 cup water, 1 cup cranberries

- Melt sugar & water. Let cool. Put in cranberries. Cover and chill 8 hours to 3 days, Rinse and drain, Toss with 1/4 cup white sugar, Spread on parchment and let dry for 30 minutes



## SWEET POTATO CUPCAKES (or you can use pumpkin) – makes 18

1 1/2 cups packed brown sugar, 1/2 cup softened butter, 2 eggs at room temperature lightly beaten, 1 cup cooked mashed sweet potato (or pumpkin puree), 1 tsp vanilla extract, 2 cups flour, 2 tsp baking powder, 1 tsp cinnamon, 1 tsp ground ginger, 1/2 tsp baking soda, 1/2 tsp salt, 1/2 tsp nutmeg, 1/4 tsp ground cloves, 1/2 cup milk at room temperature

- Pre-heat oven to 350 and line 18 muffin cups with cupcake liners or non-stick spray.
- Beat brown sugar and butter in a large bowl until light and fluffy. Beat in eggs and blend in sweet potato and vanilla.
- Whisk together flour, baking powder cinnamon, ginger, baking soda, salt, nutmeg, and cloves in a bowl. Add half of the flour

mixture to the sweet potato mixture, stirring just until incorporated. Mix in milk and remaining flour mixture.

- Spoon batter into prepared muffin cups, filling about three-fourths full and smooth the batter with the back of a spoon.
- Bake for 20-22 minutes – test with toothpick. Cool on wire rack for 10 minutes and then remove muffins from pan and continue to cool on wire racks. Chill before frosting for best results.



## OYSTER/SAUSAGE STUFFING

1 cup chopped onions, 1/2 cup chopped celery, 5 cups stuffing, 2- 8 oz. containers shucked oysters drained and halved, 8 oz. bulk sausage, 1 tsp chopped sage 1 to 1.5 cups chicken broth, Salt & pepper to taste, 1 TBS chopped fresh parsley



Preheat oven to 325. Shape sausage into 1" balls and brown over medium-high heat. Remove from pan with slotted spoon and set aside. Add onion, celery, sage salt, and pepper and cook over medium heat until soft adding oil if needed. Remove from heat and stir in stuffing, oysters, sausage, and parsley. Stir in broth until just moist, not soggy, and pour into greased baking dish. Bake for 30 -40 minutes.

**BONUS - MY NEW FAVORITE CHICKEN SOUP RECIPE** – but you can use turkey and if you have a hunk of hard cheese like parmesan, throw it in the pot too. It really adds to the flavor. This one is definitely better the next day.

## LEMON ORZO CHICKEN SOUP

8 ounces orzo pasta, 1 teaspoon olive oil 3 medium carrots, chopped, or more to taste 3 ribs celery, chopped, 1 medium onion, chopped, 2 cloves garlic, minced, 1/2 teaspoon dried thyme, 1/2 teaspoon dried oregano, salt and ground black pepper to taste

1 bay leaf, 3 (32 ounce) cartons fat-free, low-sodium chicken broth, 1/2 cup fresh lemon juice, 1 lemon, zested, 8 ounces cooked chicken breast or chicken thigh meat, chopped, 1 (8 ounce) package baby spinach leaves, 1 lemon, sliced for garnish (Optional), 1/4 cup grated Parmesan cheese (Optional)



- Bring a large pot of lightly salted water to a boil. Cook orzo in the boiling water until partially cooked through but not yet soft, about 5 minutes; drain and rinse with cold water until cooled completely OR just throw the orzo into the soup and cook it that way BUT add another carton of broth.
- Heat olive oil in a large pot over medium heat. Cook and stir carrots, celery, and onion in hot oil until the vegetables begin to soften and the onion becomes translucent, 5 to 7 minutes. Add garlic; cook and stir until fragrant, about 1 minute more. Season mixture with thyme, oregano, salt, black pepper, and bay leaf; continue cooking another 30 seconds before pouring chicken broth into the pot
- Bring the broth to a boil. Partially cover the pot, reduce heat to medium-low, and simmer until the vegetables are just tender, about 10 minutes.
- Stir orzo, lemon juice, and lemon zest into the broth; add chicken. Cook until the chicken and orzo are heated through, about 5 minutes. Add baby spinach; cook until the spinach wilts into the broth and the orzo is tender, 2 to 3 minutes. Ladle soup into bowls; garnish with lemon slices and Parmesan cheese.

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**Message from Mireille Fantini – Tailor Extraordinaire**

I would like to take this opportunity to thank all of those patrons who have availed themselves of my alterations services during this past year. If you are already thinking about necessary alterations for the next month, keep in mind that I will not be here from mid-December to February 1st . If you need alterations before the holidays, please call me.

For those of you interested in distinctive gifts for the holidays, I have a selection of handmade items such as aprons, tote bags, toddler clothing, etc. that will not only help you to avoid the pre-holiday hassle, but your gift will also be unique and memorable.

Have a wonderful holiday and a Happy New Year! See you in February.



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**RECALLED BLOOD PRESSURE MEDICATION**

Two types of blood pressure medications sold by Lupin Pharmaceuticals Inc. were voluntarily recalled by the manufacturer after routine ingredient testing detected high levels of N-nitrosoirbesartan, a potentially cancer-causing impurity.

The company recalled all batches of its Irbesartan tablets (75 mg, 150 mg and 300 mg) and Irbesartan-Hydrochlorothiazide (150 mg/12.5 mg and 300 mg/12.5 mg). The recalled tablets were packaged in 30- and 90-count bottles and distributed nationwide to wholesalers, drug chains, mail order pharmacies and supermarkets. (Source: FDA)

**Advice for consumers**

Patients who are taking any of the recalled medications are advised to continue taking them and contact their pharmacist, physician or medical provider to discuss an alternative treatment option. Meanwhile, Lupin Pharmaceuticals is arranging the return of the recalled drugs with its distributors.

Consumers with questions should contact Inmar Rx Solutions at 855-769-3988 or 855-769-3989 Monday through Friday from 9 AM to 5 PM. For reimbursement, give them the lot number found on the side of your bottle label.

Any adverse reactions or quality problems experienced with the use of these products may be reported to the Food and Drug Administration's (FDA) MedWatch Adverse Event Reporting program online or by mail.

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## DEVELOPERS ARE ON THE PROWL

By Eric Glazer, Esq. - Published October 25, 2021

I got a call this week from The Miami Herald. They asked if I had heard about the prominent developer who approached the owners of the other Champlain Towers buildings that are still standing, offering to buy out all of their units. I had not, but I'm not surprised in the least about it. In fact, it's going to be happening more and more. Developers are going to be approaching lots of owners in condominiums that are distressed.

Why approach the owners in the remaining Champlain Towers condominiums? I'm sure the developer is thinking that these owners may now have a hard time selling their condo units on the open market because there may not be many buyers interested in purchasing a unit in a condominium by that name. The Champlain Towers will forever be remembered as the building that collapsed and where nearly a hundred innocent people died. I think the developer is right. It will be tough to sell your units in the remaining Champlain Towers condominiums.

The truth is.....if that's the case...and it is next to impossible to now sell your condo unit in these buildings, the developer can look like a knight in shining armor, if the price they offer is fair and reasonable. It may very well make sense for the owners to seriously consider the developer's offer. At the remaining Champlain Towers buildings, the developer's offer is contingent upon 95% of the owners agreeing to sell to the developer. If less than 95% of the owners agree to sell, the deal is off the table. That's because if at least 5% of the owners vote against a plan of "termination" the developer's plan to "terminate" the condominium, knock it down and build a more expensive one fails. So, the developer needs to acquire at least 95% to ensure their plan succeeds.

We know that it's about to get more expensive to live in a condominium because it looks like it will become more difficult to waive reserves and buildings will be undergoing more frequent inspections. Repairs will be needed more than ever before which means money will be needed like never before. When unit owners don't have the money or don't want

to spend the money on a building that's already old, rest assured that developers will be there ready to make an offer to everyone so that the property can be bought, knocked down, rebuilt and sold.

Over the last few years the law has made it more difficult to terminate a condominium. As a result of the tragedy at The Champlain Towers I certainly expect the pendulum to swing back the other way. Terminations will become easier. Developers will use their eyes and ears searching for the most vulnerable properties, meaning the ones that will require the greatest cost to repair. The laws regarding termination continue to evolve, but if I am a developer I may want to be cautious about buying units in a condominium that requires 100% of the owners to agree to termination and that does not have Kaufman language or "as amended from time to time" language. In these types of condominiums, one owner who refuses to sell may wind up screwing up the developer's grand plans.

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## MARTY KIAR - BROWARD COUNTY PROPERTY APPRAISER



The Property Appraiser's Office does not set your tax rates, collect property taxes, or determine how the tax revenue is allocated by local government. Florida law requires our office to assess all property based on the market data on January 1 of each year. We are also able to grant tax-saving exemptions to qualified applicants. The property tax bills are mailed

by the Broward County's Records, Taxes & Treasury Division. If you have questions regarding the payment of your tax bill, please contact their office at (954)831-4000 or visit their website at <https://www.broward.org/RecordsTaxesTreasury>.

### Where Is My 2022 Homestead Exemption?

The tax bill you received this November from the Broward County Tax Collector is for the 2021 tax year. If you purchased your home in 2021 and the previous owners of your new home were entitled to and received Homestead Exemption or any other exemption on January 1, 2021, you may have inherited their exemptions on your 2021 property tax bill. Florida Statutes require these 2021 exemptions be removed for 2022 and the property be reassessed at the 2022 just value. This will often result in an increase in your 2022 property taxes so it is important you apply for 2022 Homestead Exemption and any other exemptions for which you may qualify. Your new 2022 Homestead Exemption will be reflected next year on all 2022 property records, notices, and tax bills. Any exemptions applied to the tax bill are totaled and shown in

the third column "Exemptions" on the individual tax bill.

If you have any questions regarding your Homestead Exemption or other tax-saving exemptions, please contact our Customer Service Department at (954)357-6830.

### Escrow Adjustments for 2021 Tax Bills

The Property Appraiser's Office does not handle anything related to the financing of property. If you make monthly escrow payments for your property taxes, your mortgage or escrow company typically does an escrow analysis after paying your annual tax bill. After this analysis, your mortgage company will contact you directly if there is any change to your monthly payment. Should you have any questions about this, you should contact your mortgage company for assistance.

### Quarterly Installment Payments

If you pay your property taxes through Broward County's quarterly installment plan, any newly approved 2021 exemptions will be applied on the 3rd and 4th installment payment amounts. Any adjustments for 2021 are made on the final two quarterly 2021 installment payments.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at [martykiar@bcpa.net](mailto:martykiar@bcpa.net)

Take care, Marty Kiar  
Broward County Property Appraiser

# OCTOBER 2021 STATE OF THE MARKET REPORT

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



Last month we had 10 closings and got up to 18 active listings. Of the 10 closed sales, the ratio of all-age buildings to over-55 buildings was 50/50. With the Boomers still retiring and looking for a warmer climate, that market is continuing to rise. Not that the all-age buildings are not doing well; with rents the way they are, many younger folks realize that a mortgage/maintenance payment combined is still cheaper than a rent payment.

Of the 12 condos that went under contract (pending) during September, 3 are one bedroom units and the rest are 2/2s including 3 corner units. The larger corner units, especially those with W/D are very much in demand. Of the 12, four are in over-55 buildings.

Currently there is one 3-bedroom on the market, 11 two-bedrooms and 6 one-bedrooms. Of the 18 active listings, only 6 are in over-55 buildings.

We are seeing a bit of decline in all-cash sales and an upswing in mortgages which is healthy. With interest rates still around 3% even people with lots of cash figure out that paying a little every month and holding on to their cash cushion is better for them in the long run than draining their accounts.

Appraisers are still a big obstacle however, since it is their job to keep things real. They do not give a lot of weight to cash sales when determining market value which is wise. They are protecting the bank's investment. Cash buyers are often willing to pay over market value to get what they want. However, to mortgage lenders this is an investment. That last thing any of us want is another real estate bubble bursting and our tax dollars having to bail out the banks. So cursing and thanking appraisers at the same time is not uncommon...

That is because appraisers are wisely comparing apples to apples and although we all get frustrated when a deal dies because of the appraisal, we understand. We have changed our home-selling strategy, however. We used to pay for an inspection up front when we took a house listing so that we could proactively correct any potential problems; now we pay for an appraisal up front so we can follow the trend and get the highest offer possible to the closing table.

For Hillcrest condos, during our 24+ combined years of selling Hillcrest and attending hundreds of inspections and appraisals (yes, Brian is there for every single inspection and I attend every appraisal) as well as one of us being there to show and sell to each and every buyer, we have a pretty good track record of getting our sellers top dollar for their condo.

## HILLCREST SEPTEMBER 2021 CONDO SALES

Building	Unit #	B/B	SF	List Price	Sold	DOM
23	605	1/1/1	844	125,000	122,500	38
27	411	2/2	1164	189,995	189,995	15
23	603	2/2	1216	187,000	184,500	192
27	1212	2/2	1296	169,000	160,000	94
3	104	2/2	980	150,000	153,000	90
23	100	2/2	1312	142,000	142,000	5

# PARKVIEW AT HILLCREST

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida

Parkview single family homes and townhomes are still selling appreciably higher than the homeowners paid for them a couple years back. Curious as to how much equity you have built up in your Parkview home? Call us at 8-HILLCREST or email INFO@ATeamFlorida.com.

## ACTIVE LISTINGS

TOWNHOME	B/B	SF	List Price	PREV. SOLD FOR
S-3713 Greenway Dr	4/2/1	2679	1150,000	N/A
S-3701 Greenway Dr	4/2/1	2679	1150,000	N/A
S-3783 Greenway Dr	5/4/0	2802	1,150,000	N/A
S-4325 Large Leaf Ln	3/2/1	2423	900,000	475,900
S-1312 Silk Oak Dr	6/4/0	2501	899,900	575,000
S-1396 Silk Oak Dr	4/2/0	2311	751,000	467,330
T-4765 Eucalyptus Dr	3/2/1	2017	599,000	410,300

## OCTOBER PENDING SALES

TOWNHOME	B/B	SF	List Price	PREV. SOLD FOR
S-4345 Large Leaf Ln	3/2/1	2183	799,999	485,300
S-3805 Greenway Dr	5/3/0	2502	950,000	739,100
S-4624 N Ficus	3/2/1	2220	808,000	510,000
T-4950 Eucalyptus #3	3/2/1	1421	455,000	326,100
T-5100 Eucalyptus #2	3/2/1	1421	447,500	325,300
T-5100 Eucalyptus	3/2/1	1421	444,900	320,500

## OCTOBER CLOSED SALES

TOWNHOME	B/B	SF	List Price	PREV. SOLD FOR
S-4534 Greenway Dr	5/3/0	2795	949,000/667,400	880,000
S-1153 Large Leaf Ln	3/2/1	1961	736,070	700,000
T-4103 Black Olive Ln	3/2/1	1769	585,000/380,000	585,000

## PARKVIEW RENTED IN OCTOBER

TOWNHOME	B/B	SF	RENT/MONTH	NOTES
T-5087 Eucalyptus	3/2/1	1768	4100 /4100	Waterfront/2-car
T-1585 Evergreen	3/2/1		3600 /3600	2-Car

## PARKVIEW AVAILABLE RENTALS

TOWNHOME	B/B	SF	PREV. /CURRENT	NOTES
S-3783 Greenway	5/4/0	2802	8,000/6000	2-car garage
S-3713 Greenway	4/2/1	2679	10000/5499	Pool/Wtrfront/2-car
T-5087 Eucalyptus	3/2/1	1768	4500/4200	Wtrfront/2-car
T-5182 Eucalyptus	3/2/1	1561	3900/3700	2-car garage

## PARKVIEW PENDING RENTA;S

TOWNHOME	B/B	SF	LIST/MONTH	NOTES
S-3701 Greenway Dr	4/2/1	2679	8,000/6000	W-front/pool/2-car
S-4255 Large Leaf	4/3/0	2164	4,500/4100	Pool/2 car



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



Cindy Abraham



Brian Gaiefsky

The market for single-family homes has exploded. Right now, homes are at a premium and buyers are paying over list price; either all cash or coming up with the difference between the appraised price and the list price. Bidding wars are common.

**What does this mean to us?** Homes are becoming 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.

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### HILLCREST REAL ESTATE NEWS

**Why Keller Williams' A Team Florida is the team you want on your side – by Cindy Abraham**



Although the market is hot, about 30% of contracts written this past year had deals that fell through for one reason or another. And no matter what the reason whether it is contract terms or the results of the inspection or appraisal, it all comes down to negotiation. The market may be hot but unless you have an agent that is experienced and knowledgeable, getting to the closing table can be a challenge.

Many agents want to list your home, promise the moon, and then cannot deliver. We do not just list our properties; WE GET THEM SOLD! Contrary to what other agents claim, we mean it when we promise to personally show your unit EVERY TIME. Also, I am present for EVERY appraisal

and Brian is there for EVERY inspection. Of course, with our combined experience we have strategies that we use to overcome these hurdles. Especially in a market that is moving as fast as this one, you need an agent that is working for YOU!

With your participation, we review the comparable sold data in the area (just as an appraiser would) and then we not only determine the list price, but also the strategy that will obtain the highest price in the least amount of time.

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- Our marketing strategies are second to none.
- If necessary, we pay for an inspection and/or appraisal up front so that we can offset any hurdles and get to the closing table.
- We actively monitor the entire process from contract to close.

**CALL Cindy Abraham or Brian Gaiefsky at 954-964-2559 or EMAIL: [INFO@ATeamFlorida.com](mailto:INFO@ATeamFlorida.com)**

## THIS MONTH'S TIP FROM AARP (Condensed version – by Cindy Abraham)

AARP had an interesting article about the 7 “superfoods” that help you sleep. What they all have in common was magnesium, serotonin, and melatonin. For me, any type of sugar before bedtime makes me wake up in the night and have trouble going back to sleep. Unfortunately, sugar is found in most alcoholic beverages - especially wine - so save it for the nights before a day when you can sleep in.

### #1 KIWI

Kiwi contains a high concentration of serotonin, which is a precursor for the hormone melatonin that regulates your sleep-wake cycle. Eat two kiwis one hour before bedtime for four weeks to fall asleep easier and stay asleep longer. My BNL Elizabeth (Best Neighbor in the World) likes to mix kiwi with blueberries for dessert and it is delicious.

### #2 PUMPKIN SEEDS

One ounce of pumpkin seeds contains 37 percent of your daily magnesium, a mineral linked with healthy sleep. Probably best if you own a water-pik. I have one and sometimes I am amazed that I am not losing weight from the amount of food that comes out from between my teeth.

### #3 CHEESE

Instead of warm milk, try cheese. Cheese is full of calcium, magnesium and tryptophan, all of which are necessary for a good night's sleep. Another study found that eating cheese increases your saliva production and may therefore help ward off cavities. Who knew? I heard that eating apples is good for your teeth and one of my favorite desserts is apples and cheddar cheese which also goes great with red wine so...

### #4 TART CHERRY JUICE

One small Louisiana State University study found that drinking 8 ounces of tart cherry juice twice a day for two weeks increased both sleep time and sleep efficiency in adults with insomnia because it boosts melatonin levels. I have also heard that tart cherry juice has benefits for arthritis. My takeaway would be to drink it early in the day because of the sugar content.

### #5 TEA

I think we all know about this one. Chamomile tea has been used for decades as a sleep aid for its calming and antioxidant properties especially for folks over-60. It also contains apigenin, a flavonoid (plant nutrient) that promotes sleepiness. Other recommended teas: low-caffeine green tea and herb lemon balm tea. I make green tea and add turmeric, ginger, and lemon for a super-super food.

### #6 RICE

A study of Japanese adult men and women found that a high dietary glycemic index and high rice consumption was significantly associated with good sleep, especially brown rice which is high in fiber. Bread didn't seem to work and it was found that noodles were linked to poor sleep.

### #7 NUTS

Mixed nuts such as almonds, walnuts and pistachios have melatonin, along with magnesium and zinc. Together they can help people sleep through the night. Of course, I make my famous “YER NUTS” mix based on these three types of nuts. But to get you-know-who to eat it, I have to mix in some dark chocolate as well as dried tart cherries which makes a nice bedtime snack, but again, may not work for those who are sugar sensitive.

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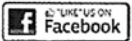
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**PULTE/CASTLE GROUP UPDATE FROM HILLCREST COMPLIANCE COMMITTEE as of November 9, 2021**

Below are the answers to the follow-up questions our Hillcrest Compliance Committee had for Daniel Lemus, Pulte's Land Project Manager and Amarilis Rodriguez, Castle Group, Property Manager for Parkview at Hillcrest.

1. Is the small clubhouse now complete with additional furniture/tables/umbrellas outside (many had been missing)? **Inside we have 72 chairs and 12 tables. Outside: two umbrellas.** Also, have the TV's and hookup inside been completed? We are in conversation with ATT/ Direct TV to restructure our package so the TV hookup may be changing.

2. When will the tarp be removed from the pond behind Bldg. 26 & 27? – **We had planned to have it removed once we had our contractor in the area working on the irrigation pump. That work is still pending and might not start until late December. I will have another contractor look into it tomorrow. I will try to take care of this before the end of the month.**

3. Timing of the Gazebo? – **Under city review. – pending structural approval. Expecting to have permit approved by early-December. If so, structure to be finalized mid-January.**

4. Dead trees (on our original list) - still 2 Cyprus trees behind building 2 & 3. – **Landscaper missed these... again. He has been notified and should have them replaced this month.**

5. Lights in "traffic circle" still not working. – **Contractor out there working on this now. This should be finalized very soon.**

6. Entrances - great to have 5 out of 6 monument lights working. We know you're working on this - date? - **Electrician has the material in hand to replace the damaged transformer. Should be able to have this completed by end of next week.**

7. Entrances - when will the bushes behind all the monuments be reinstalled? The request has been made by the HCPC (Robert Ducker) to be present, if possible. The bushes should be several feet away from the monuments for ease of trimming. – **Working on purchase order for this. Will try to have this done by the end of the year.**

8. Is there an update when Pulte will be handing over to the Parkview HOA? – **I'm not directly involved with the turn over. I believe it will be sometime early next year.**

9. Regarding the question of a turn lane in front of building 23 – **The city and county approved plans for the improvements on Hillcrest Dr. do not call out for a turn lane. Additionally, the engineer has confirmed that a turn lane cannot be added with the current road width at this location.**

**Presidents, please confirm that the fences/caps/locks are all repaired, walkways have all been patched/repared, and that the sprinkler system is now working. If anyone has comments, anything missing, please let me know by email: HillcrestLeadershipCouncil@comcast.net.**

Thank you.  
Betty Merk, Member of the Hillcrest Compliance Committee


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## THINK RIGHT - "EVERY CELL IN OUR BODY GETS AFFECTED BY OUR THOUGHTS"

- BY BK SR. CHIRYA, SUBMITTED BY ETTA STEVENS



In the list of precautions from the Corona Pandemic THINK RIGHT must be given top priority. Now with the virus Delta lurking around the corner, Thinking Right is very important because if fear, anxiety, nervousness prevail at home and in the workplace, anyone who enters such a domain will get influenced by those vibrations. Once we allow the energy of Fear to be released it is difficult to arrest it. With Right Thinking F.E.A.R. has one true meaning: Face Everything and Rise! - (better than flee everything and run!) - The choice is ours. Right Thinking makes the mind clean and that influences our emotions. Every thought we create has its effect on each and every part of our body. If we continuously keep on worrying for a month about a relationship or situation not improving, the power of immunity gets lost and our health deteriorates. **"Every cell in our body gets affected by our Thoughts"** Our mental thoughts are invisible vibrations. The vibrations of our every thought reach all the people around us; our neighbors, the entire nation, and the whole universe as well.

We all know the powerful sensational effect of coming together and having a single collective thought. Miracles take place when all of us pray together, meditate, and think positively for the welfare of mankind. If all of us create an atmosphere of fear, calamities will actually follow. In fact, mental quarantine is needed so the fears within me must not create fears in others. All of us are the creators and need to accept responsibility for our every thought and emotion, for every thought word, and behavior. Emotional health means looking to myself first rather than blaming others and situations. This must be done with love and not regret or revenge, with acceptance and the situation transforms or evaporates!

The magic formula: 
$$\text{Stress} = \frac{\text{Pressure}}{\text{Resilience}}$$

Stress is Pressure divided by Resilience. Pressure means what is happening to me in my life, Resilience means inner power and it is this denominator we need to energize as this is where the power lies.

Take up a few simple steps to get started: Practice these exercises to strengthen your Resilience and flex your spiritual muscles.

- To begin the day see yourself as a soul with a body rather than a body with a soul. "I, the soul, am waking up in this body."
- Don't begin or end the day by checking about the world situation!!
- Use 30-40 minutes for taking care of the mind from waking till evening, sit in silence, meditate on peace.
- Nourish the mind with pure and positive thoughts, studying spirituality and anything positive you like.
- Use 15-20 minutes before going to sleep - the same thing because these two times have a deep impact on emotional health.

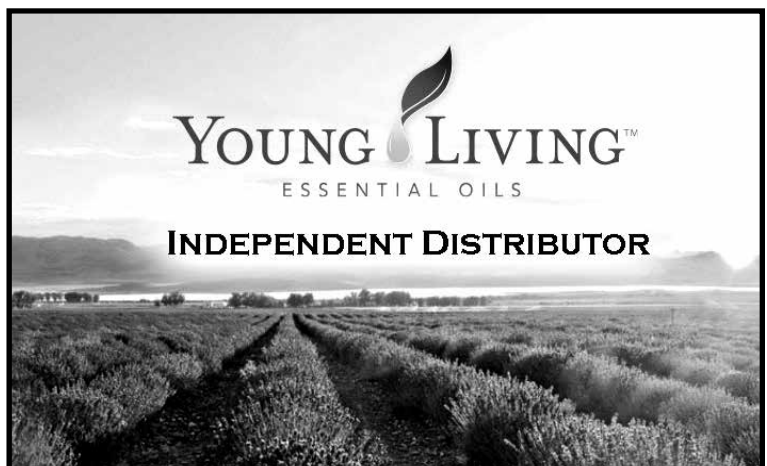
In this way, we conserve and improve our emotional health and the mind's energy. Fear and anxiety will start reducing in your life.

"Some people will always throw stones in your path. It depends on you what you make with them: A Wall or a Bridge? " You are the architect of your life, after all!!

Affirm: People and situations don't create my emotions; I am the creator of my thoughts, feelings, my life, even my destiny. +-What I think, I become. Think positivity and your life will be positive. We are like "boomerangs", whatever we throw out comes back to us triple. If we send good thoughts out, we receive them back. Do yourself a big favor and combine good thoughts for the world and yourself and you will see that with a little practice, your world will change for the better. Everyday wake up in gratitude, thank God for another day. Happy Thanksgiving every day!

**Meditation fills us with these positive qualities and powers very easily. This is because meditation is a beautiful relationship and connection with the Supreme Source of spiritual energy and power - God. God is full of those qualities and powers and never loses them ever, unlike us, who need to fill ourselves constantly when we lose them. The early morning is the best time to meditate and also before bed if you can.**

**MEDITATION IS THE ONLY WAY TO BRING UP YOUR CONNECTION TO YOUR HIGHER POWER AND COMBINE YOUR ETERNAL GIFTS OF LOVE, PEACE, HAPPINESS, WISDOM, AND PURITY. Our MEDITATION CLASSES ARE NOT OPERATIONAL IN PERSON AT THE CURRENT TIME DUE TO THE PANDEMIC. I AM CONDUCTING A ZOOM class every Tuesday Morning at 10:30 am ET. Go to your Zoom app and Click JOIN A MEETING. Type in the following ID & code: Meeting ID: 950 6687 3465 Passcode: abcd**



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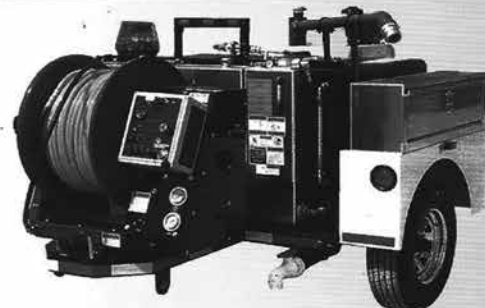
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