

Inside Hillcrest

– Connecting Neighbors to Neighbors –



MAY 2022

HOLLYWOOD, FLORIDA

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MAY INSIDE HILLCREST

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WHAT'S IN YOUR WALLET?!

Really folks? I just heard a Hillcrest resident lost her wallet and is beside herself because besides a boatload of credit cards and some cash, her Social Security card was in it as well as her Voter's Registration! If you are carrying around identification that you DO NOT NEED for every day, then you need to think about the risk. I know the "going out the door" mantra is "keys, cell phone and (maybe) mask", but you need to add "wallet check" and only put in there what you need for the day. Also, if you think you have been the victim of any type of fraud or identity theft, call the **AARP Fraud Watch Network helpline at 877-908-3360. It is free.**

CONTROVERSY IN HOLLYWOOD

We have all heard about the controversy concerning the building of a beachfront community center and condominium tower on about 4 acres of city-owned land at 1301 S Ocean Drive. The Hollywood City Commission voted 5-2 to allow Miami-based Related Group to rebuild the outdated Hollywood Beach Culture and Community Center and to develop a 26-story condo building on the west side of the city-owned beachfront property. Many residents are up in arms and I have heard their side. But then I got to thinking – why did 5 out of 7 Commissioners vote for the project? I have a lot of respect for our commissioners. So, to be fair, I decided to ask and **Commissioner Kevin Biederman**, District 5 answered me. He sent me a copy of a 10-page detailed explanation addressing every objection. Good answer! It was very clear and thorough so I will attach it to the email version of IH. He graciously condensed it to an article that in this issue of IH. See **page 4**. If you have any further questions, the long version will probably answer them. If not email your questions to kbiederman@hollywoodfl.org.

GET YOUR AFFAIRS IN ORDER

If you read nothing else, inside this issue, local Attorney **Stanley Swiderski**, our own IH advertiser and specialist in **wills, trusts and deeds** will explain how to avoid probate issues so you can be sure your deed reflects your wishes after you pass away and avoid

WWill among your loved ones. On my Real Estate Page, I will give you some real life scenarios (actually nightmare stories) that will really drive home exactly why this is so important.

ARE YOU SURE YOU HAVE THE RIGHT TO SELL YOUR OWN PROPERTY?

You may be unpleasantly surprised. Not only can things get complicated and even ugly if you pass away depending on how your deed reads, but it can also create a mess **WHEN YOU ARE STILL ALIVE AND DECIDE TO SELL**. As Realtors, we have seen how complicated closings can get due to the way our sellers worded their deed. If you do not know what your deed says or want to know the implications of how your deed is worded, email us at info@ATeamFlorida.com and we will send you a free copy of your deed AND explain what can happen if you ever decide to sell based on what it reads. You may be surprised to find out that you unwittingly gave someone the power to stop you from selling or even be legally entitled to part of the proceeds if you do.

ANTONIO'S PIZZA – FIVE STAR FOOD AND SERVICE

It seems that everybody remembers Maria D, a server who worked at Grandpa's in Dania Beach for 28 years. Since I moved into Hillcrest 27, she would bring home pastries after her shift and leave them in the lobby for everyone. That is how I first knew heard about her and over the years, it seemed everyone knew her name; she had become somewhat of a local celebrity. And then I met her! **Maria Deparolesa**, which means Bird of Paradise in Italian, is of my pool buddies.

I was talking to one of her old friends by the pool, Stephen Leon who told, "Maria is one of a kind." So true! A few weeks ago, Maria told me she started working at the new **Antonio's Pizza and Italian Restaurant** just opened up where the old Sebastiano's used

to be – 4551 Hollywood Blvd. When I found out it was the same Antonio's Pizza that used to be in Dania Beach, I was surprised and very happy! When is the last time a 5-star quality restaurant Italian opened up around here? Long story short, I had to go and try it (OK Maria made me) and I was bowled over by the food and also the best garlic rolls I have EVER HAD

I have eaten there three times already and you all know I am not a big "go out to eat" person because I think I can make anything better at home. In this case, they got me beat with several dishes including their Snapper Francais, Lasagna and Veal Parmigiana. The food is fabulous and I make sure to go on Tues/Wed/Thurs because that is when Maria is there. She provides stellar service and is always a hoot! See inside for an interview with Tony, and his co-owner sons Stephen and Daniel.

Early light dinners are available from 3-5:30 and we will let you know when they open up for lunch. And yes, they offer take-out and delivery services.

If you like FRESH fish, you will love Antonio's. See inside for a special deal for Hillcresters. For a delicious meal, great service, and a fun time, go **Tuesday, Wednesday or Thursday after 3, and ask for Maria D!**

YA HABIBI

That means literally "my love" in Arabic but is commonly used like we say, "Hey Babe". I met my new BFF **Mary Ellen Tracy**, a fellow Hillcrest resident, when she and her husband James were taking a walk. The minute we found out we were both of Lebanese heritage we became instant friends. She is an authentic Lebanese cook and I am not. I only know how to make hummus but she does it all. She makes the best Koosa, a meat, rice and squash dish and is a master of middle eastern seasonings. She is the inspiration for this month's Kitchen Korner.

WORD OF THE MONTH

I like boxed wine. It is more affordable and because of the way it is packaged, it stays fresh. So for those of you who feel the same way and you are tired of the looks from the wine snobs, tell them you drink "Cardboardaux".



WITH THE HELP OF GRANTS - *By Vice Mayor Linda Sherwood*



Over the past two months your City of Hollywood Commission attended two major workshops, one on the Parks and Recreation Department's Master Plan and the second on the city's Marina Master Plan. I was pleased to see the level of thought and expertise that went into the preparation for each process. Both plans are exactly what Hollywood needs to "work towards"

"Work towards" is the essential verbiage because the projects definitely have to take place in stages. The costs are staggering at more than \$100,000,000 each. With some money coming from the GOB (General Obligation Bond) the rest will have to rely on grants.

With the thought of grants in mind I began to think about some of the areas that are already helping our residents with grants and I would like to share them with you.

The CDBG (Community Development Block Grants) through our Community Development Department has helped residents with food and food stamp assistance, rent, and first-time homebuyer loans as well as loans for the rehabilitation of homes.

Through the Inter Local Agreement with the county to recapture Beach CRA Money, which can only be used in areas of the city which are outside of the CRA, we were able to help homes and small businesses refresh the outside of their structure. Many were helped with paint, impact windows, security doors, roofs, stucco, and air conditioning.

All this which not only made our city look beautiful but to relieve our residents of burdens they could not financially handle.

The American Rescue Act helped businesses recover with up to 6 mos. of back expenses. Another Federal Grant helped us obtain \$1.5 million for Police body cameras. And knowing that it will cost over \$400 million to change 47% of Hollywood from septic to sewer we are hoping the American Rescue Plan will come into play for that issue too.

Knowing how important grants are to the lifeblood of our city, this commission is grateful that we were able to institute a grant department whose sole responsibility is to find and apply for the many grants that are available for cities like Hollywood.

For more information I am always available 24/7. Email me at LSherwood@hollywoodfl.org.

Linda Sherwood

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*** LETTER TO THE EDITOR ***



This letter to the editor hit close to home because I am constantly closing the gate door behind Hillcrest 22. Why would a Hillcrest resident leave the gate open when the reason for keeping it locked is to preserve the walking trails for OUR use?

The writer of the letter is talking about the gate behind Hillcrest 25. In her email she told me, "My sister closed the gate while people were sitting on the bench on the trail at Gate N (behind Hillcrest 25). There were multiple dogs, some off leash and some trailing their leashes. When my sister closed the gate, one condo resident just got up and opened it again. There was a somewhat heated conversation and my sister felt the situation was escalating further so she just left. Just letting you know; I don't expect any action. It is almost impossible to secure the gates and get people to be respectful of others."

I would hate to think that is true. Hillcrest is known for having residents who are respectful and responsible. Any time Hillcrest has been in the middle of a city issue, we have been complimented on the behavior of our residents so when I hear of residents who do not have these qualities, it bothers me. I don't know who these yahoos are, but they don't belong in Hillcrest.

If anyone sees someone leaving the gates open for the general public to enjoy what we paid for, please take a picture, and send it to Inside Hillcrest. We will feature them in our Idiot of the Month featured on this page.

Here is the letter:

Letter to the Editor, Inside Hillcrest

Have you heard this one? A man walks into a bar, sits and chats with other customers he does not know. He brags about the great trails by his Hillcrest home...and invites these strangers to come over, giving them the gate code!

Maybe you heard this one? Two Hillcresters enter the gate to the walking trails and leave it opened behind them so it is easier to exit. Along comes another resident who closes the gate.

These are not jokes. I heard the first one at a local restaurant bar. The resident in the second scenario that closed the gate is me. I close it for security reasons; to keep our waking trails safe from outsiders.

A process for gate security was implemented so that only residents who pay for the privilege to live in Hillcrest and Parkview to feel some degree of safety. Believe me, although locked gates are not insurmountable for anyone with evil intent, there is no need to deliberately make our trails and amenities easier to breach. It is not only a matter of security but respect for our shared amenities.

Hillcrest condo owners paid for these amenities when they signed over the covenant to build them in the first place. Parkview owners pay quarterly for their use. We all have a duty to follow the rules, and frankly, basic common sense would dictate that we support the security for amenities that are currently available to our own community's 3000 households.

If you see someone misusing our security gates, say something. People who are willing to breach the security and safety of our amenities are not good neighbors.

Abbey Kessman

a Antonio's

I asked **Maria DeParolesa**, my neighbor in Hillcrest 27, if she would set up an interview for me with the Suriani family. What nice people! To know them is to love them.

Since 1978, **Antonio (Tony) Suriani** built his small pizzeria, Antonio's Pizza, into a full service Italian Restaurant which is a household name in Dania Beach and Ft Lauderdale – and now Hollywood! He and his co-owner sons **Daniel (chef)** and **Stephen (manager)** serve up the best pizza and Italian dishes, no kidding! Everything is fresh and made to order. Even the desserts are made on premise. (Try the Tiramisu!) It is everything Hollywood had been waiting for and lo and behold, instead of downtown Hollywood, they moved here to our neighborhood!

They had me at “fresh fish”. But everything else is fresh also. (Some would say that Maria D is “fresh”.) You know what they say – if you want to eat at the best restaurants in any city, go where the locals go. Besides running into neighbors when I was there, I also saw **Jim Williams** owner of **Aquarius Press** who prints Inside Hillcrest, **Wade DeNero** and **Carol Richard**

(remember them from the Hillcrest Country Club Restaurant?) and **Marie Nolan**, president of the Beverly Hills condos.

I asked Tony what he is most proud of and his answer was, “Meeting my **wife Karen** was the proudest moment and the crown of my life.” OK, I officially love this guy! And when I found out that the garlic rolls were Karen’s creation, I officially love her too!

Tony went on to tell me that Antonio’s is not just a restaurant, it is his passion. It is a labor of the Suriani family’s love for sure. Tony and Stephen told me that their greatest enjoyment is meeting new people and turning them into old friends. Tony calls to check up on regulars if he hasn’t seen them in a while, prays for them when they are sick and even visits customers when they move to an ALF.

I did ask Tony one question before I left. “Is there anything you want our Inside Hillcrest readers to know?” His told me that his son Stephen says it best: “We always have an open seat for you at Antonio’s family table.”



Suriani family: Tony, Stephen & Daniel

From left to right: Cindy Abraham, Gene Sanquini, Brian Gaiefsky, Tony Suriani & Maria D, Dick and Pat Harrison, Fran Sanquini

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WHY THE 1301 S OCEAN DRIVE PROJECT IS GOOD FOR OUR CITY

– by Kevin Biederman, District 5 City Commissioner



A pivotal project promises to benefit all of Hollywood for generations to come. The Hollywood City Commission financially fortified the city on March 16 by approving a redevelopment project on 4.2 acres of city-owned beachfront land where an aging community center is located. It was a controversial vote that drew sharp criticism and fostered misconceptions. But first, a few facts.

The Commission approved a 99-year lease and development agreement with South Florida based Related Group to rebuild the outdated Hollywood Beach Culture and Community Center at 1301 S. Ocean Drive and to develop a 26-story condominium tower on the west side of the property.

From the initial planning Related Group cut the planned height of the condominium from 30 stories to 26 stories. City staff also told commissioners that Related Group reduced the minimum number of units from 155 to 135.

Green space on the community center site, confined mainly to tiny Harry Berry Park, now accounts for 7 percent of the site, and it would expand to at least 40 percent under the Related Group's redevelopment plan.

Related Group also agreed to double from \$5 million to \$10 million the amount of its "initial rent," an up-front payment to the city as part of its 99-year ground lease for the condo development west of the community center.

Among other business terms that changed between the initial offer and March 16, Related Group raised the city's share of the project's condo sales revenue from 12.5 percent to 14 percent. Related Group would pay Hollywood 14 percent of the gross proceeds from condo sales, or a minimum of \$35 million. These revenue-sharing payments would start after proceeds from condo sales covered the estimated \$20 million cost to Related Group to build a new community center and other public facilities.

City revenue from condo sales, property taxes, rent payments, and other sources of income from the redevelopment project could exceed \$1 billion over the 99-year term of the ground lease, according to city staff.

Opponents claimed the project would violate a deed restriction on the site at 1301 S. Ocean Drive that limits its use to projects with a public benefit. And under Florida law, a private development on city-owned land clearly is valid if it produces a public benefit, including the generation of revenue for the city and its residents. Moreover, the Related Group project includes a new community center accessible to the public. Opponents also erroneously claim the site was given to the city in exchange for density at Summit towers but court records clearly show a relationship to the now Harbor Islands that didn't use its allowed density.

Please also note that the minutes from a public presentation during the September 4, 1974, Commission meeting, communicating remarks made by the attorney, states: "The 3 acre site, which includes the pavilion, would be dedicated to the public for whatever the Commission wishes."

Related Group is planning to increase the overall amount of open space on the property, additional public parking, and public access to the beach there will continue.

Some even say a tower is incompatible with this location, but the planned 26-stories of the Related Group condominium is in line with other high-rises along South Ocean Drive, including the 26-story Summit condominium immediately next door to the community center site, the 38-story Ocean Palms, the 40-story Diplomat Hotel, and the 47-story Trump Tower.

While a do-it-yourself approach appealed to some critics, the city simply doesn't have the funds to replace the Hollywood Beach Culture and Community Center without sacrificing other necessary projects. Related Group will build a new community center for the residents as part of its development agreement, and in addition, the city will tap new streams of revenue from lease payments, condo sales, and other sources that will benefit other areas of the city that are experiencing a lack of modernization.

SELLING YOUR UNWANTED JEWELRY

– by Dino, Justingems Jewelers

Some of us do reach an age when our jewelry can become a burden since our immediate families to not want it or have no use of our once-in-style jewelry. Other times, our jewelry is damaged and the repair is too costly; or we do want to have more up to date jewelry. The question remains – what to do with it? And we decide to get rid of it at the price that any jewelry store will decide it is worth. There is obviously an alternative and this is the reason I decided as your neighbor, to write this article.

Gold is a commodity which is determined by factors based on economics and geo-politics, that varies on a daily basis, just like the stock market. Therefore, once you decide to sell your jewelry be it 14k, 18k platinum or silver, there are certain considerations that must be examined. Every piece of jewelry is not made without other parts attached to it. It requires a solder for it to become what the design mandates. This solder is made with gold and alloys of lower karat than the piece so as to melt without damaging the jewelry piece.

When you sell your jewelry pieces, they are melted, so one can determine its value based on the final karat. Obviously, it will have a lower value. The company or person purchasing this gold has to take into consideration some other factors such as return on investment by purchasing this gold, and the risk of the gold market oscillation. Certainly this should not be the reason why one should not sell the jewelry, once the process is understood. As your neighbor, building 27, I am willing to meet you at the comfort of your residence, and give you my evaluation of your jewelry, independent of whether you will sell it or not.

Selling jewelry is very personal and it is best to deal with an expert; one who understands the process and the market. As your neighbor in Hillcrest 27, I can meet with you in the comfort of your residence and give you my evaluation of your jewelry, independent of whether you have decided to sell or not.

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May Kitchen Korner - by Cindy Abraham



I love to cook Italian but I rarely use tomato sauce. I like piccata, marsala, etc. But the other night I decided to do a pasta bake and went on line to get some helpful hints. And OMG did I get a good one! I didn't have sour cream but I did have Labneh (which is the Lebanese version of Greek yogurt – but thicker). I use Labneh in place of Greek yogurt and/or sour cream or better yet, Labneh (strained Greek yogurt).

I buy Labneh at the Damascus Market at 5721 Hollywood Blvd. They have all things middle-eastern. To make all the recipes on this page, here is your shopping list: 1 can of Chick peas, Labneh, Tahini oil, pomegranate molasses and you may as well get some sugar-free vanilla halvah while you are there! Say hi to Reza for me when you go.

Ed note: According to Wikipedia, “Strained yogurt: Greek yogurt, yogurt cheese, sack yogurt, or kernal yogurt is yogurt that has been strained to remove most of its whey, resulting in a thicker consistency than normal unstrained yogurt, while still preserving the distinctive sour taste of yogurt.” My mom used to make it from scratch and strain it in cheese cloth.

Anyway, for some reason I had a taste for baked pasta and I couldn't believe how good it turned out! And I am giving all the credit to the addition of the Labneh. I buy either whole grain pasta or chick pea pasta (I swear it tastes good) so we get our fiber. And I use 1/3 the amount of pasta that the recipe calls for because we like more “other stuff”.

Nothing below is written in stone. Use whatever meat and cheeses you like best and your favorite store bought pasta sauce.

PASTA BAKE ALLA LEBANESE (pronounced LE-BEH-NAY-Z)

- 3 oz. penne pasta
- ½ pound ground beef or Italian ground turkey
- 2 chicken sausage links (Publix has Hot Italian and Chicken Kale)
- ¼ cup chopped onion or scallions
- 1 minced garlic clove
- 12 oz. your favorite spaghetti sauce
- ¼ cup Labneh or Greek yogurt
- 1/2 cup shredded white cheeses
- 6 slices mozzarella
- ¼ cup shredded parmesan
- Chopped parsley for garnish (but it also tastes good)



Preheat oven to 350. Boil and drain pasta. Brown the meats, add onion and cook until softened. Add garlic and stir until softened. Add spaghetti sauce and simmer for 15 minutes. Stir in labneh/yogurt, Add the drained pasta. and stir to coat.

Spray a 2 quart baking dish with nonstick spray. Pour half of the pasta into the baking dish and top with shredded white cheeses. Pour the remaining pasta on top and top with the mozzarella slices. Sprinkle the shredded parmesan on top.

Bake 30 minutes until cheese is melted and bubbly. Turn on broiler for about 2 minutes. Remove from oven and top with chopped parsley.

LEBANESE KOOSA ALLA MARY ELLEN TRACY

- 4 large or 6 small zucchini sliced 1/2 “ thick
- 28-oz can diced tomatoes
- 1 can tomato paste mixed with 3 TBS water



- 1 cup long grain rice, 1 lb. lean ground beef (or lamb or turkey)
- 6 cloves minced garlic, ½ tsp Allspice, ½ tsp mint, ½ tsp basil
- ¼ tsp cinnamon, ¼ tsp cumin, ¼ tsp nutmeg

Mix all of the above with your HANDS (wear gloves). Mary Ellen says it is all about the smell. Go ahead and use more of any spice that you like and use less of any spice you don't like the smell of. If you use fresh herbs, triple the amount (use TBS instead of tsp). Bake at 350 for one hour.

I believe that store-bought hummus taste just as good as mine BUT with none of the added preservatives. I make it because of that and it takes less time than going to the store and buying it.

BASIC HUMMUS

- 1 15.5 oz can chickpeas
- ¼ cup liquid from the chickpeas
- 2 TBS fresh lemon juice
- 1 clove garlic minced
- 2 TBS tahini (some recipes say ¼ cup – I don't like that much but it's up to you)
- 1 TBS olive oil
- ½ tsp salt

Drain the chickpeas, reserving ¼ liquid. Puree the chickpeas with the reserved liquid and the rest of the ingredients in a food processor until smooth. Chill. Serve with a drizzle of olive oil on top and pita bread.



LEBANESE DESSERT

- 2 cups Labneh
- 3 TBS tahini mixed with 1 TBS light agave nectar (save some for the topping)
- 2 TBS butter
- 1 cup of your favorite fruit/nut mix (EX: walnuts, dried sour cherries, raisins, hazelnuts, raw almonds, cranberries, pine nuts, etc.)
- Pinch of cinnamon
- 2 TBS tahini at room temperature
- 2 TBS grape or pomegranate molasses
- Topping: 1 TBS chopped pistachios

Cover the bottom of 4 heatproof glasses with some of the tahini/agave mix. Spoon ¼ cup yogurt on top.

In a large skillet, melt 2 TBS butter. Add the fruit/nut mix and pine nuts. Sauté over medium high heat, shaking the pan, until the butter is sizzling and beginning to brown around the edges.

Stir in the room-temperature tahini, pomegranate molasses and pinch of cinnamon. Spoon the mixture into the glasses and top with ¼ cup yogurt. Sprinkle on the pistachios and a dollop of the tahini/agave mixture and serve.





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IDIOT OF THE MONTH

PHOTOGRAPH SENT TO INSIDE HILLCREST - A man on a hoverboard holding two children.

“Who ever thought this would be a good idea? What an idiot! Flying around at maximum speed. I didn’t have enough time to do a video to show how fast he was going. Fast enough to do some real damage if you have an accident. No helmets, really!”



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Greetings Hillcrest Residents,

Hurricane season is almost here! Residents of Hollywood know the threat of hurricanes as well as anyone in the country. Despite the looming threat, residents of Hillcrest are often more calm and collected about these storms than others throughout the Sunshine State, because we live in a place that knows how to get ready. But climate change increases the impacts from extreme weather like hurricanes, new challenges come with every storm. That means residents must be ready to adapt and evolve to the changing threats of higher seas and more flooding.

Experts are predicting that conditions exist for a very active hurricane season, with above-average number and intensity of storms. This prediction was echoed by hurricane expert and South Florida legend Bryan Norcross at an event in ArtsPark that attracted many Hollywood residents. While these conditions do not guarantee we will be hit by a hurricane, we must prepare as if a storm is coming. While it may not seem like it, Broward County and Hollywood have actually had good fortune when it comes to hurricanes. Irma and Dorian were not direct hits, and Irma did not raise above tropical storm force winds despite significant damage. Hurricane Wilma crossed from the other side of the state, and only had Category 1 force winds by the time it reached here. All of the 2004 storms were also tropical storm force at worst. We saw just how much damage Irma and Wilma did – and that was despite lower intensity with Hollywood far from the eye of the storm. Hollywood has not been directly hit by Category 3 or above winds and storm surge in our history, even counting the 1926 storm. Living in South Florida, that possibility always exists.

The risk is exacerbated due to the ever-present threat of climate change. Rising sea levels caused by climate change are making every single hurricane more dangerous. Higher seas cause more flooding, which causes more damage to homes, roads, and water systems. Hollywood residents especially know the damage that can be caused by higher water levels due to their experience with heavy rain and King Tides. Storm surge combined with higher tides can push water right up to the doorstep of homes and businesses in the area.

It is critical that local government continues to act to prepare our neighborhoods for extreme weather. Our Broward County Climate Change Action Plan outlines steps we need to take to harden and protect our local infrastructure. One critical action we can take is securing funding from the US Army Corps of Engineers for the Central and Southern Florida Flood Study, which will allow us to rebuild our water system. Our water system was originally constructed in response to the 1947 hurricane. However, it needs a major update to ensure clean water and prevent flooding. In addition to government action, residents must be prepared to face hurricanes. While Hillcrest residents already know how to prepare, it is strongly recommended that you still check out Broward.org/hurricane to look at updated guidance and suggestion. As hurricanes continue to evolve, so does what is needed to be prepared. This website contains a Hurricane Preparedness Guide with helpful suggestions, a supply checklist, evacuation zones, shelter locations, and more. If you ever have any questions, please feel free to contact my office!

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.

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WHAT THE HELL-TH?! - by Cindy Abraham

I recently found out that one of my doctors who is part of a group of physicians, sold his practice to a corporation. He wasn't happy about it because he feels that money will become the goal instead of patient care. Anticompetitive contracting and payment practices by dominant insurers and hospitals, high administration costs, and regulatory compliance burden and expense are the reasons cited by many physicians selling out to big corporations.

I did some research and found out that about 1 out of 3 doctors are now employed by hospitals or corporate entities. The COVID-19 pandemic accelerated the decade-long practice of hospitals and other entities acquiring physician practices.

If you have been watching "The Good Doctor" or "Billions", "Greed over Good" has become a theme and when it comes to healthcare, it seems the Hippocratic Oath has gone out the window. It is about the bottom line, not human life nor well-being. When corporations own hospitals, health insurers, the pharmaceutical industry and medical device manufacturers, they can – and DO - exploit the system for financial gain with little or no safe-guards.

The Physician's Advocacy Institute sent a letter to members of the U.S. Congress on June 28 of last year, arguing physicians should retain clinical autonomy to provide high-quality, cost-effective care for their patients. The organization warned this "startling shift towards the corporatization of healthcare" across the country could, if left unchecked, result in an inappropriate incursion into the practice of medicine.

Unfortunately, the moratorium on physician-owned hospitals due to the concerns over a conflict of interest in doctors referring patients to hospitals in which they have ownership or in ordering unnecessary tests that was part of the Affordable Care Act has backfired. While the intent was good and the moratorium had bi-partisan support, there are now legislative attempts to overturn the restriction – for good reason.

On April 5, 2022, President Biden signed a new executive order on continuing to improve access to affordable, quality health coverage. This executive order targets healthcare consolidation between hospitals, and between insurers because it decreases competition and drives up prices.

The four areas of healthcare targeted are: prescription drugs, hospital consolidation, health insurance consolidations and hearing aids. The order stated that hospital consolidation has left many areas, especially rural communities, without good options for convenient and affordable healthcare service.

"Thanks to unchecked mergers, the ten largest healthcare systems now control a quarter of the market," the order said. "Since 2010, 139 rural hospitals have shuttered, including a high of 19 last year, in the middle of a healthcare crisis. Research shows that hospitals in consolidated markets charge far higher prices than hospitals in markets with several competitors." The order encourages the Department of Justice and the Federal Trade Commission to enforce antitrust laws vigorously and "recognizes that the law allows them to challenge prior bad mergers that past Administrations did not previously challenge."

In the order, Biden encourages the DOJ and FTC to review and revise their merger guidelines to ensure patients are not harmed by such mergers. The FTC Chair Lina Khan and Acting Assistant Attorney General of the Justice Department Antitrust Division Richard A. Powers said they plan soon "to jointly launch a review

of their merger guidelines with the goal of updating them to reflect a rigorous analytical approach consistent with applicable law. We must ensure that the merger guidelines reflect current economic realities and empirical learning and that they guide enforcers to review mergers with the skepticism the law demands," they said. "The current guidelines deserve a hard look to determine whether they are overly permissive."

Biden directed the Department of Health and Human Services to support existing hospital price transparency rules and to finish implementing bipartisan federal legislation to address surprise hospital billing.

I don't know about you but finding a health insurance policy that is user-friendly has been a real challenge and I am sure this is by design also. We are paying outrageous monthly premiums only to find out that many procedures are not covered. One of my friends is fighting her company to cover a much needed MRI. As the order noted, "Consolidation in the health insurance industry has meant that many consumers have little choice when it comes to selecting insurers". Ya think?!

Biden directed HHS to standardize plan options in the health insurance marketplace so people can comparison shop more easily. We have all seen that plans offered on the exchanges are complicated by the various services offered and differences in deductibles. And high prescription drug prices are, in part, the result of lack of competition among drug manufacturers, so we are all in a big lose-lose situation.

"The largest pharmaceutical companies are able to wield their market power to reap average annual profits of 15-20%, as compared to average annual profits of 4-9% for the largest non-drug companies," it said. The order encourages the FTC to ban "pay for delay," a system in which drug manufacturers pay generic manufacturers to stay out of the market.

The president directed the Food and Drug Administration to work with states to safely import prescription drugs from Canada, and directed Health and Human Services to increase support for generic drugs. The order also directs HHS to issue a comprehensive plan within 45 days to combat high prescription drug prices and price gouging.

The four largest hearing aid manufacturers now control 84% of the market, according to the order.

The president wants to see hearing aids, now available only through a doctor's visit, available over the counter. In the order, the president directs HHS to consider issuing proposed rules within 120 days to allow hearing aids to be sold over the counter. "Hearing aids are so expensive that only 14% of the approximately 48 million Americans with hearing loss use them," the order said. "On average, they cost more than \$5,000 per pair, and those costs are often not covered by health insurance."

In 2017, Congress passed a bipartisan proposal to allow hearing aids to be sold over the counter. However, the FDA failed to issue the necessary rules that would actually allow hearing aids to be sold over the counter.

The order includes 72 initiatives focused on anticompetitive practices in labor markets, agricultural markets, healthcare markets and the tech sector. It establishes a White House Competition Council, led by the Director of the National Economic Council, to monitor progress on finalizing the initiatives in the order and coordinate the federal government's response to "the rising power of large corporations in the economy."

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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GET YOUR AFFAIRS IN ORDER

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

This includes having an estate attorney look over your deed. We have experienced some unpleasant hurdles selling properties lately because of the way that the owner/owners took title. The way your deed reads is as important as making a will. We sold one unit that turned into a family battle that got as ugly as can be. As far as we know, the funds from the sale are still sitting in the title company's escrow account while the kids are at war about how to split the proceeds. We sold another property where the aunt and daughter co-inherited and between the two of them paying lawyers to one-up the other, they both ended up with about 1/3 of what they would have gotten had they sat down and tried to work things out. It was so bad that Brian had to handle communications with the aunt while I was the point of contact for the daughter, just to keep things civil.

ESPECIALLY if you are not married to the co-owner of your property, be very careful to make sure that your heir actually inherits! We had another situation where an unmarried couple lived in his home and he added his girlfriend to his deed in a life estate so that if anything happened to him, she wouldn't be homeless. When both were killed in an auto accident, it was determined that he died first and his family home went to HER family. His kids were devastated.

PLEASE have an estate attorney review your deed and make sure your intentions are well served should anything happen to you. Be sure you have an up-to-date will, a durable Power of Attorney, and a designated Health Care Surrogate. Having the attitude of "Hey, if I am incapacitated or dead, it is somebody else's problem" is probably not in your best interest or those of the people you love.



APRIL 2022 STATE OF THE MARKET REPORT

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



HILLCREST MAY 2022 CONDO SALES

Building	Unit #	B/B	H/B	SF	List Price	Orig. List. Price	DOM
21	319C	2/2	0	1,284	239,000	245,000	49
27	217	2/2	0	1,164	210,000	210,000	1
20	210	2/2	0	1,100	190,000	185,000	7
23	920	2/2	0	1,284	182,000	183,000	20
24	315B	2/2	0	1,132	175,000	177,500	17
18	502	2/2	0	992	179,900	179,000	77
2	114	2/2	0	990	170,000	180,000	77
25	403	2/2	0	1,132	154,000	179,000	4
24	318	2/2	0	1,132	139,900	170,000	192
3	203	2/2	0	899	133,000	165,000	76
4	103	2/2	0	899	129,900	165,000	16
24	816	2/2	0	1296	169,000	180,000	3
10	305	1/1	0	672	165,000	153,000	20
4	214	2/2	0	899	159,000	155,000	17
17	401	2/2	0	990	155,000	165,000	6
15	506	2/2	0	992	149,999	149,000	54
23	1006	1/1	1	896	145,000	140,000	10
8	107	1/1	0	672	139,000	135,000	14
27	415	1/1	1	844	135,000	135,000	N/A
5	111	2/2	0	980	135,000	130,000	1
5	301	1/1	1	775	135,000	135,000	25
24	305A	1/1	1	844	135,000	139,000	60
24	604A	1/1	1	844	129,000	122,000	73
8	310	1/1	0	672	120,000	110,000	26
22	608	1/1	1	896	119,000	120,000	18
27	409	1/1	1	844	117,900	117,000	63
26	1014	1/1	1	844	110,000	115,000	34

PARKVIEW AT HILLCREST STATE OF THE MARKET APRIL 2022

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

In April seven single-family homes and townhomes went under contract and another seven closed. Active listings are up to five. Again, we have folks writing in and pointing out that some of the information below is incorrect, including one seller who is currently listed!

PLEASE get a copy of your listing when your property is active on the MLS. We ALWAYS send our sellers a copy of the listing so they can see the text and look at how the pictures are displayed. One listing HAS NO PICTURES, as I advised the caller who seemed shocked to hear it. If you are dealing with a discount brokerage, be prepared for discount service. And yes, if you want pictures, you need to take them yourself. They make their money in volume.

Full service agents historically get higher prices for their listings or at least get to the closing table the first time around. Even when it comes to real estate services, "you get what you pay for". This is one of the biggest financial transactions of your life so it probably isn't the time to pinch pennies.

If you hired a professional agent, it is in your best interest to take the time to check your listing carefully when your realtor sends it to you for review. Check the verbiage as well as the pictures. Mistakes can be costly for a seller when information is incorrect. It is OK for the townhomes to say there is a pool, but the single family homes claiming a pool when there isn't one on the property need to be sure to note it is a community pool. Also, there is a big difference between waterfront and water view. Because we are your neighbors, we are happy to check your listing for you even if you listed with another agent.

ACTIVE LISTINGS

ADDRESS	B/B	SF	LIST PRICE	PREV. SOLD FOR
S-4512 Greenway Dr	4/2/1	2501	1,395,000	591,200
S-3713 Greenway Dr	4/2/1	2501	1,200,000	768,400
S-3701 Greenway Dr	4/2/1	2501	1,200,000	762,100
T-1585 Myrtle Oak Terr	3/2/1	1768	754,000	403,000
S-4034 Mahogany Ln	3/2/1	2003	699,000	376,200

APRIL PENDING SALES

ADDRESS	B/B	SF	LIST PRICE	PREV. SOLD FOR
T-1477 Evergreen Terr	3/2/12	1769	699,000	495,000
S-1001 Banyan Dr	3/2/1	1769	635,000	381,000
T-3956 Poinciana Ln	3/2/1	1421	490,000	318,700
S-4374 Greenway Dr	3/2/1	1881	850,000	501,500
T-1053 Eucalyptus Dr	3/2/1	2189	700,000	493,200
T-5140 Eucalyptus Dr	3/2/1	1421	550,000	324,500
T-5182 Eucalyptus Dr	3/2/1	1561	510,000	354,900

APRIL CLOSED SALES

ADDRESS	B/B	SF	LIST PRICE / PREV. SOLD FOR	DOM
S-4334 Large Leaf Ln	5/3/0	2501	850,000/538,100	13
S-4325 Large Leaf Ln	3/2/1	2423	865,000/475,900	178
S-4748 Greenway Dr	3/2/1	2220	840,000/495,000	46
T-4924 Greenway Dr	3/2/1	1952	685,000/423,800	56
T-1504 Myrtle Oak Terr	3/2/1	1905	650,000/430,800	48
S-1558 Myrtle Oak Terr	3/2/1	1905	630,000/418,000	106
T-4810 Eucalyptus Dr	3/2/1	1561	500,000/344,300	36

PARKVIEW AVAILABLE RENTALS

ADDRESS	B/B	SF	PREV. /CURRENT	DOM	NOTES
S-4512 Greenway Dr	4/2/1	2679	6900	7	Wtrfnt/2-car
S-4615 Greenway Dr	3/2/1	2300	6700	53	Wtrfnt/2-car
T-4944 Greenway Dr	3/2/1	2165	4800	1	Wtrfnt/2-car
T-5180 Eucalyptus Dr	3/2/1	1421	3700	7	1-car
S-4022 Long Leaf Ln	3/2/1	1421	3700	5	Pool/1-car
T-3976 Poinciana Ln	3/2/1	1421	3600	50	1-car

PARKVIEW RENTED IN APRIL

ADDRESS	B/B	SF	PREV. /CURRENT	DOM	NOTES
S-4394 Greenway Dr	3/2/1	2220	5500	27	2-car garage

MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER



2022 Property Exemptions – It Is Not Too Late to Apply

The timely deadline to apply for any 2022 exemption was March 1; however, applicants can still late file until September 19, 2022. If you both owned and made the property your permanent residence as of January 1, 2022, you can still apply for 2022 Homestead Exemption and any other exemptions you may qualify for.

You can easily apply for Homestead Exemption online at <https://web.bcpa.net/bcpaclient/#/Homestead> as well as view all the other exemptions available to qualified applicants.

Both Homestead Exemption and the Low-Income Senior Exemption automatically renew each year. If you were receiving Homestead Exemption in 2021 on your current home, you do not need to reapply. If you were also receiving the Senior Exemption in 2021 and your adjusted household gross income for 2021 did not exceed \$32,561, this exemption has automatically renewed and you do not need to do anything additional. If your 2021 income exceeded \$32,561, please notify our Exemption Department at exemptions@bcpa.net so we can remove the Senior Exemption for the 2022 tax year.

Quarterly Tax Payment Installment Plan

While the Property Appraiser's Office does not set or collect taxes, our office receives many calls from residents inquiring about

installment tax bills and their recently approved exemptions. Broward County's Records, Taxes & Treasury Division is responsible for the billing and collecting of property taxes.

For property owners on their installment payment plan, the first two installment payments (June and September) are based on the previous (2021) tax year. This means residents who have been approved for 2022 Homestead Exemption or other exemptions will not see these showing on either the June or September installment bills. The final two installment bills (December and March) will be adjusted to include any 2022 exemptions or changes to the property's taxable value. The deadline to apply for Broward County's Installment Payment Plan was May 1, 2022. Should you have any questions regarding the payment of property taxes, their office can be reached at 954.831.4000 or by email to revenue@broward.org.

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

Take care,

Take care,
Marty Kiar, CFA
Broward County Property Appraiser

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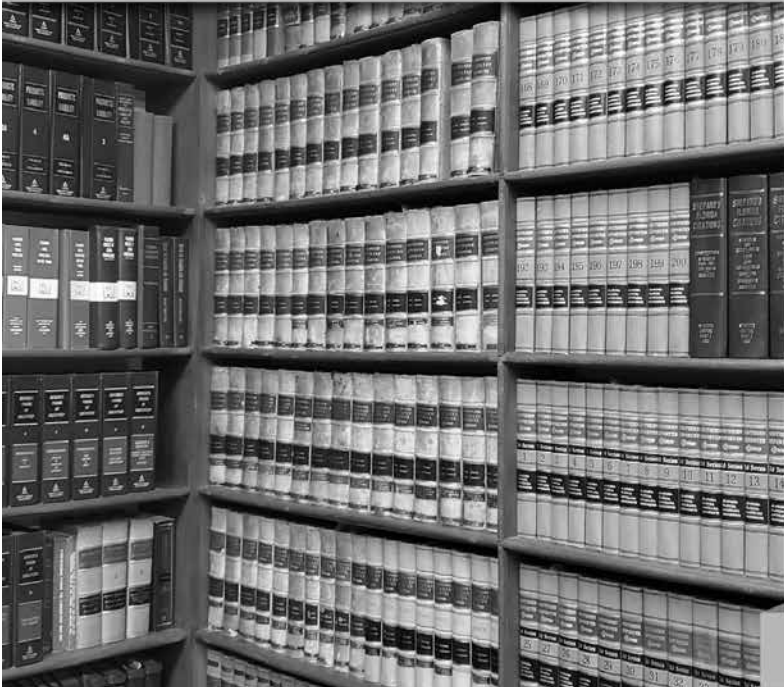
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HOW TO AVOID PROBATE – by Stanley Swiderski, P.A.

We asked local attorney and Inside Hillcrest advertiser Stanley Swiderski, whose practice includes wills, trusts and property deeds to explain some basics of how to take title on your property to avoid probate issues.

People often ask me how do I avoid probate? First, what is probate? It is a court proceeding that distributes property solely owned by the Decedent, (person that passed away). It can be expensive, time consuming and stressful. The good news is that there are ways to avoid it. This is a generalized article so I will keep it simple.

First let's talk about bank accounts. If you die owning a bank account, which is in your name only, there must be an estate case opened so a probate judge can issue a court order distributing it to either your heirs at law or beneficiaries named in a will. The simplest way to avoid this is to have a TOD or POD account. This means "transfer on death" and "pay on death" respectfully. So, when you die, the bank pays the funds in the account to the person named. You can also have a joint account with another person. This will do the same thing. When you pass, the bank is presented with a death certificate and it then releases the funds to the other person. No probate, no stress and no costs!

Second, what about real property, your home or condo? Again, if you die and your property is only in your name, it must go to probate. The way to avoid this is to have another person included on the deed. If you own real property as wife and husband, and

one passes, the title goes to the survivor. The survivor now owns the property solely. To stay out of probate, the sole owner should have a new deed prepared naming another person on the deed. There are several types of deeds that will accomplish the goal of avoiding probate. I can assist you in preparing one that is in your best interest. My contact info is on this page. Please call me and I will be happy to assist and help you with these and other matters that are advisable in our "Golden Years."





UPDATE YOUR VOTER REGISTRATION ON LINE

If you have not voted recently or updated your voter record, go to www.BrowardSOE.org and click on "Update Voter Info".

PRIMARIES - EARLY VOTING

There is only one location for early voting for registered Hollywood voters.

What: Primaries - Early Voting

When: Saturday, August 13th through Sunday, August 21st, 10 AM to 7 PM

Where: The Library at 2600 Hollywood Boulevard

On August 23rd you will cast your ballot at the location on your voter's registration card.

OR VOTE BY MAIL WITH A POSTAGE PRE-PAID BALLOT THERE ARE SIX (6) WAYS TO ORDER a VOTE-BY-MAIL BALLOT NOW

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Order a Ballot by E-mail: VBM@Broward.org

Order a Ballot In-Person: 115 So. Andrews Ave., Room 102, Fort Lauderdale, Florida 33301

Order a Ballot by Mail: Broward Supervisor of Elections - VBM Request, PO Box 029001, Ft. Lauderdale, FL 33302-9001

Order a Ballot by Phone: 954-357-7055

Order a Ballot by Fax: 954-321-0310

IF YOU ORDER A MAIL-IN BALLOT, YOU CAN TRACK IT ONLINE LIKE AN AMAZON PACKAGE

At www.browardSOE.org you can track your ballot from the time your request is received, to the time it is mailed to you, to the time you return it to the SOE, and see immediately whether or not your completed ballot has been certified for processing.

If you plan to VOTE BY MAIL, request a ballot now and return it by mail well before August 23rd.

SOME OF THE SERVICES AVAILABLE ON LINE:

Register to Vote.

Change Your Party Affiliation

Order Vote-By-Mail Ballots For All Elections Through 2022

Track Your Vote-My-Mail Ballot - Click on "My Status"

Update Your Voter Info - Including Changing Your Name or Address

For more information about what you can do on line go to www.BrowardSOE.org

PLEASE SHARE THIS MESSAGE

CHECK YOUR VOTER REGISTRATION TODAY!

Registration deadlines for Primaries are closing in many states and counties. Many voters have been purged!

VOTE

PROTECT YOUR RIGHT TO VOTE!

Barbara Buxton, J.D., LL.M. Attorney at Law

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HOW TO LIVE WITH CERTAINTY IN UNCERTAIN TIMES

Spiritual teacher Deepak Chopra reveals how to live more confidently. - By Deepak Chopra



Illustration: Alexej Von Jawlensky/Bridgeman/Getty Images

What makes a relationship right, or an important decision? How can you tell if deep spiritual questions have an answer? As children, we all asked these questions. They came naturally. Is there a God? Do I have a soul? What happens after I die? Children are too young to understand that their parents are just as confused as they are. But the answers are given, and for a time they suffice. If Grandma went to heaven to be with Grandpa, a child would sleep better and feel less sad.

When you grow up, however, the same questions return. You can postpone the deeper ones, perhaps, but not in matters of love, relationships, and personal decisions. Everyone wants to know the answers to those kinds of dilemmas. And thus, you discover that your parents, however well intentioned, never showed you the way (unless you happen to be one child in a million who had very mature parents who could truly love and understand you).

I know I seem to be painting a very large, open-ended picture. But getting into a healthy relationship, discovering whether you have a soul and even picking the right job have something in common.

In all these cases you either hope, believe or know what the answer is. "I hope he loves me enough." "I believe my spouse is faithful." "I know this marriage is solid." These are very different statements, and we find ourselves awash in confusion because "I hope," "I believe" and "I know" are never the same thing. We just wish they were.

If you will indulge me in sounding so abstract, there's a useful lesson here. The spiritual path actually has only these three elements. You move from a state of uncertainty—"I hope?"—to a somewhat firmer state of security—"I believe"—and eventually end up with true understanding—"I know." It doesn't matter whether the specific issue is about relationships, God or the soul, about the higher self, heaven or the far reaches of the supernatural. Either you hope, you believe or you know.

You have already made that journey—many times, in fact. As a child, you hoped you would be a grown-up. In your 20s, you believed that it was possible. Now you know you are an adult. You hoped someone would love you; you believed in time that somebody did; and now you know that they do. If this natural progression hasn't happened, something has gone wrong, because the unfoldment of life is designed to follow from wish to fulfillment. Of course, we all know the pitfalls. Divorce generally means you didn't know if someone truly loved you. Children who grow up resenting their parents usually don't know who to trust. A hundred other examples could be offered.

But the important thing is to get you back on the path.

Step 1: Realize that your life is meant to progress.

Step 2: Reflect on how good it is to truly know something rather than just hoping and believing. Don't settle for less.

Step 3: Write down, on three separate lists, the things you hope are true, the things you believe are true and the things you know are true.

Step 4: Ask yourself why you know the things you know.

Step 5: Apply what you know to those areas where you have doubts, where only hope and belief exist today.

I believe that when you truly know something, the following things pertain:

You didn't accept other people's opinions. You found out on your own.

You didn't give up too soon. You kept exploring despite blind alleys and false starts.

You trusted that you have the power, determination and curiosity to find out the real truth. Half-truths left you dissatisfied.

What you truly know grew from the inside. It made you a different person, as different as two people, one of whom has deeply loved and the other hasn't.

You trusted the process of personal growth.

You aren't afraid of your emotions. The truth always feels a certain way; uncertainty is queasy and gives off a bad smell.

You went beyond logic into those areas where intuition, insight and wisdom actually count. They became real for you.

I would say that these elements are universal. They apply to the Buddha but also any young person learning how to be in a relationship or finding the right purpose in life. By dividing the project into its components, the huge questions about life, love, God, and the soul become manageable. You can work on each ingredient at a time. Are you prone to accepting secondhand opinions? Do you have a habit of distrusting your own decisions? Is love too painful and confusing to explore deeply? These aren't impossible obstacles. They are part of you, and therefore nothing can be nearer or more intimate. Moving from "I hope" to "I believe" to "I know" is nothing less than the journey of life. You don't have to buy a ticket. You were born with one in your hand.

Deepak Chopra, MD, is the author of **Metahuman: Unleashing Your Infinite Potential**, founder of The **Chopra Foundation** and co-founder of **The Chopra Center**.

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. In our teachings He teaches us that obstacles are only a test, to succeed we must preserve and continue to move forward in life. God is full of those qualities and powers and never loses them ever, unlike us, who need to fill ourselves constantly when we lose our way. 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 PERSEVERANCE.

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 EDT. Zoom Link: Zoom ID 830 9088 9112 – password etta

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