



INSIDE HILLCREST

CONNECTING NEIGHBORS TO NEIGHBORS

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JULY INSIDE HILLCREST

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Remember the joke issue when I "chastised" you all for sending in really lame jokes? Well, you more than made up for it this issue! AND we only had room for half of them because this being an election year, we have a lot of articles and ads for the upcoming local elections. So, the good news is, we are going to print the rest of the jokes in the August issue. Don't miss my favorite on page 17.

HLC MEETING

The HLC meetings are always held on the first Thursday of the month, but of course the July date fell on the 4th, so the meeting was held last week on the 11th. **Steve Hurtig, President, Hillcrest 25** invited **Greg Eisinger**, from the firm that represented us during the Redevelopment negotiations. Mr. Eisinger was there to explain and answer questions about the Capital Contribution Fee program that some buildings were considering implementing in order to boost their reserves.

And because the new statutes governing condominiums went into effect July 1, 2024 (another becomes effective October 2024), they were added to the agenda. See **Steve Schneider's** report on page 2.

HILLCREST TOWN HALL MEETING FOR UNIT OWNERS

Thanks to **Marcia Skupeika, Hillcrest 23**, leader of the **Hillcrest Angels** and her awesome team will share how they began their journey. We will have a town hall meeting **WEDNESDAY, JULY 17TH, AT 6PM, at REC ROOM 2, 1150 Hillcrest Court.** Representatives from all our Buildings will want to see how they too can create a successful Angel Team for their residents.

We have an estimated 100+ residents who are having a tough time paying the higher maintenance fees and recent assessments. As a realtor, I see too many of these folks being taken advantage of by agents who will gladly sell their unit out from under them without considering if they have a place to go. Our goal is to help get the resources and services to help people who are physically and mentally able, to live out their remaining years in their condo.

Some of these folks are very proud and do not want everyone knowing their business. So, we need all of you who have friends or neighbors who could use this help to bring them to this meeting or at least attend yourself, so you can share what you learn about options available to them.

DAVID TREECE, TREECE FINANCIAL GROUP

I met David Treece after I heard about the good job he has done for many of our elderly residents in managing their finances, so they don't run out of money. He has been managing mine for the past several years and he supports Hillcrest by advertising in our paper. He also writes some very important articles for us. This month he writes about Long-Term Care Insurance on page 6. Many of the old-time residents in Hillcrest had long term care insurance. I remember when it seemed like most of my elderly neighbors had live-in aides. My generation did not seem to understand the importance of it, including me. I finally applied for it but because I waited so long, my policy will only cover 3 years. Hopefully, I won't need it at all but if I do, after three years I will have to move in with you.

AND ON THAT NOTE...

We hope you enjoy the semi-annual joke issue, especially this one since it is "to be continued".

ARE YOU OR SOMEONE YOU KNOW STRUGGLING WITH PAYING HIGH MAINTENANCE FEES AND/OR ASSESSMENTS?



Building A Better Community

ALL ARE WELCOME! - HILLCREST TOWN HALL MEETING

**WEDNESDAY, JULY 17TH
AT 6:00 PM
REC ROOM 2 – 1150
HILLCREST COURT**

Board Members, most of you have one or two residents or board members who know which of your neighbors are financially strapped and having trouble paying their monthly maintenance. This is important so every building should have a representative at this meeting and **ALL UNIT OWNERS ARE WELCOME!**

Speakers will include:

Bianca Diaz, from the **Miami Jewish Health Organization.**

Learn about how Florida PACE Centers provides healthcare & social services for seniors who want to stay independent & live in their homes.

Lou Silver, from **Mortgage Solutions**, who has been instrumental in helping **qualified seniors obtain reverse mortgages** which can also help seniors stay in their home/condo.

Please be sure that ALL Hillcrest residents know that they are invited to this meeting on **Thursday, July 17.** Rec Room 2 is located on Hillcrest Court between Hillcrest 7 and Hillcrest 8. Please carpool. Do not park in any of the building guest spots.

Thank you!

JULY 11 HLC MEETING NOTES - by Steve Schneider

New state laws governing condo Association operations took effect July 1, Hillcrest leaders were informed at the July 11 Hillcrest Leadership Council meeting held in Rec Room 2 on Hillcrest Ct.

One prominent change mandates that associations conduct quarterly Board meetings, said **Gregory R. Eisinger, a partner with nearby Eisinger Law**. Asked about possible loopholes in the meeting requirement, the attorney said association leaders could conduct Board meetings via Zoom. Eisinger also cautioned that the Annual Member Meeting ought to be held in person, especially if votes for Board of Directors slots are being counted. If an association would like to conduct annual or other Members meetings via zoom, then the Board of Directors would first need to pass a Board resolution authorizing this.

State law regulating education requirements for Board members also got beefed up, he said. According to Eisinger, now every existing Board member must take a four-hour training course by June 25, 2025. Board members elected after July 1, 2024, would need to take the four-hour training course within 90 days of being elected. Many law firms had been offering courses with fewer hours for free. But those courses are no longer valid because of the new law. The old law also allowed Board members to avoid taking a course and instead sign a document stating they understand their Association's condo docs and state law. That option is no longer available as every Board Member must now attend a Board Certification Course.

Eisinger said the **Florida Department of Business and Professional Regulation (DBPR)** had not written rules yet to help law firms and condo Associations comply with the new Board Certification law. Among other things, law firms that want to offer the training for free are waiting to learn what they will be mandated to teach, whether it must be a one-time four-hour course, or whether it can be broken up into a few sessions. Eisinger said that condo attorneys hope to have more information on the course requirements within the next few weeks.

As of the July HLC meeting, it also was not known how the state wants to document that Board members met the education requirement.

Additionally, Tallahassee lawmakers passed, and Gov. Ron DeSantis signed, legislation that makes Board members take a one hour continuing education course every year after completing the four-hour course, Eisinger said. But the same lack of clarity remains, he said, noting law firms and Board members are waiting to see what rules the state DBPR writes to enforce this new requirement. Those courses will not start until next year.

Warning Board members, Eisinger said some of the new laws establish the threat of possible criminal prosecution if certain laws are not followed.

For instance, fraudulent voting has generally been treated as a civil matter, he said. But now forged documents and voter fraud can lead to arrest and prosecution. And the same applies for kickbacks, which had been viewed as a civil matter. Now, though, the police can be called to make arrests if there is probable cause to do so. The state also added criminal penalties for willful destruction of condo records or willful failure to grant owners access to those records, Eisinger said.

Giving unit owners more protection, the new state law says condo Associations can't sue owners who speak out and question how the condo is managed. But if a wayward Board files such a suit, all unit owners through their Association will be responsible for paying the legal fees of the owner who the Board tried to silence. However, this new protection does not change state defamation laws, said Eisinger. He explained that unit owners who make false statements in writing or verbally can still be sued.

The Hollywood attorney also discussed laws that deal with condo finances. According to Eisinger, condo Boards cannot charge new buyers

a "Capital Contribution Fee" when they purchase their unit. In simple terms, state law says Associations must treat everyone the same way -- you can't assess some, but not others. In another effort to raise money during these trying financial times, Eisinger said some condo leaders rent out parking spaces, which is generally illegal but could potentially be authorized in an association's governing documents.

Of course, many Associations are struggling to deal with inflation, new laws mandating increased structural inspections, and "fully funded" reserve accounts. So, to stay on the right side of the law, Eisinger suggested Association leaders speak with their condo attorney to determine if their governing documents may give them greater flexibility in raising revenue.

Regarding increased revenue, the attorney said the state passed a law ("My Safe Florida Condominium Pilot Program") to help condos obtain a government grant up to \$175,000 to pay for hurricane protection projects. But there are problems with the law. For instance, Eisinger said the Board must vote to apply for an initial inspection. But that's only the start of the journey. Then the Board must get 100% approval from unit owners to seek the grant. And even if condos scale that mountain, more roadblocks remain.

Eisinger said the Florida Department of Financial Services doesn't expect to have rules in place until the fall. With so many questions left unanswered about the new laws, Eisinger said lawmakers typically return the next year to make fixes if they got something wrong. The correction to a previous law is called a "Glitch Bill".

In other local matters:

1 - District 6 Commissioner Idelma Quintana introduced Hillcrest leaders to Raelin Storey, who was promoted to an Assistant City Manager position after years of service in City Hall. Her portfolio is broad and wide, including Development, HR, Risk Management, Planning and Permitting.

And the City Hall duo brought good news on the permitting front. The City is working to put in place a new software system that should make the permitting process easier. The expected start date for the new software is August 19.

Just prior to the HLC meeting, a building board member called Quintana to tell her that a fallen tree was blocking part of Hillcrest Drive. Quintana immediately contacted the appropriate City department, and the tree was removed.

Quintana's philosophy is that her job as a Commissioner is to serve as a liaison between residents and government management employees who run the City on a day-to-day basis. Her open-door policy and attendance at our HLC meetings is why Hillcrest leaders never hesitate to contact her with concerns. You can reach her at: iquintana@hollywoodfl.org.

2 - Chris Sullivan, a Rescue Captain with the Hollywood Fire Department stopped by to meet the Hillcrest leadership. Rescue Captain is a supervisory position in the HFD's Operations Division; they are tasked primarily with oversight of EMS crews and calls during shift hours. Which is why he had to leave early. But he asked us to reach out to Marcia Skupeika, Hillcrest Angels team leader and provided us with two more resources that can be of help to our residents in need. A big THANK YOU to Chirs and we hope to see him at future meetings.

3 - Hollywood Police Officer Joshua Grotenhuis also brought good news. He said incidents of Hillcrest car break-ins/theft are way down and there were no catalytic converter thefts in June. This has been a problem here, and around the city for some time now.

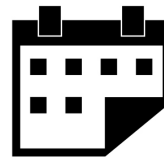
Continued on Pg. 4

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INTERVIEW WITH CATHERINE "CAT" UDEN, CANDIDATE FOR HOLLYWOOD MAYOR - by Steve Schneider

Catherine "Cat" Uden says she is listening to Hollywood residents express their concerns about our city as she knocks on doors seeking their support for mayor.

Speeding, code enforcement, public safety, illegal dumping and sidewalks in need of repair crop up in conversations from Hollywood Beach to Boulevard Heights and in between.

So, listening during the campaign isn't enough, Uden says. If elected mayor on Nov. 5, she will quit her full-time job to serve all of Hollywood as a full-time mayor.

Pressed to say why this promise matters, she says, "I will have no work distractions or conflicts of interest, and I will be able to reach all districts on a regular basis, visit neighborhoods..."

Her third interview with Inside Hillcrest follows. Part 4 will be in the August issue. You can learn more about Cat at <https://catudenformayor.com/>.

1) You've said that you will quit your full-time job if you get elected Hollywood mayor. And use all that time to serve the people of Hollywood full time. Why is that important? What will you do with that time? How will it benefit Hollywood residents and businesses?

Hollywood is a large city with many issues that need to be addressed. I feel that in order for a mayor to be effective and completely tuned in to what neighborhoods are experiencing, it needs to be a full-time job. By leaving my job and treating this elected position as a full time job, I will have no work distractions or conflicts of interest, and I will be able to reach all districts on a regular basis, visit neighborhoods, do more community service and volunteer work with local organizations, assist and promote our schools, attend civic association meetings across the city, visit small business owners, and make sure that day to day quality of life issues are being addressed.

2) You knocked on doors from Liberia to Hollywood Lakes, from Parkside to Lawn Acres and Hillcrest and from the Washington Park Community Center area to Boulevard Heights. What are you learning?

Continued from Pg. 2

The Officer also warned residents to be leery of computer links. Sometimes criminals pretending to work for a bank, for example, send an email asking people to click the enclosed link. That link lets the crooks get into your computer to steal your information, among other things. NEVER click a link. Instead, go to the bank/business website yourself or call them.

Renewing a request, Officer Grotenhuis noted that Buildings 8, 16, 18, 19, 20 and 24 had not completed paperwork needed to get large yellow No Trespassing signs. These signs, placed at building entrances, let the police make arrests without having to involve someone from the building.

And speeders, beware: A new program starts next month to deter speeding near schools. Speed-reading devices will be stationed in all school zones (including Championship Academy here on Hillcrest Drive and Orangebrook Elementary, automatically recording license plates of those who go over the speed limit. Violators will be mailed tickets with fines up to \$100.

4- On an upbeat note, lead Hillcrest "Angel" **Marcia Skupeika** discussed a program that started in Hillcrest 23, where she lives, but is spreading. Residents in Hillcrest buildings 22 and 24 also work as angels now to help residents in their building deal with a variety of issues.



A major problem is food insecurity, said Skupeika, who lauded Hillcrest residents who go to local food banks and bring food to needy residents. One volunteer even started cooking meals for residents before the Angel team was established.

No matter what happens on November 5th, canvassing is a truly incredible and valuable experience that I'm grateful to have had. A documentary film of some kind could be made about my experience canvassing the neighborhoods of Hollywood. The diversity, the conversations, the hidden streets, the hoarder homes, the people who have lived in Hollywood all their lives... you learn so much about the city going door to door. There are concerns that are similar across all districts, such as speeding and public safety, code enforcement, litter and illegal dumping, and sidewalks. Hollywood is more than just the beach and downtown, and there are many day-to-day quality of life issues across the city that I hope to be in the position to be able to work on in 2025.

POLITICAL ADVERTISEMENT PAID FOR AND APPROVED BY CATHERINE UDEN FOR HOLLYWOOD MAYOR, NON-PARTISAN

ELECT **CATHERINE "CAT" UDEN** **MAYOR OF HOLLYWOOD**

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Visiting the transportation issue once again, Skupeika reminded building leaders that if they have a resident who needs the shuttle services to get around, to contact **David Hillebert**, Hillcrest 23, who will meet with them personally and show them how to use the service. David can be reached at dhofrev1412@protonmail.com.

To learn more about how to help your neighbors in need, or how to expand the program to your building, **BE SURE TO ATTEND THE TOWN HALL MEETING** Wednesday, July 17 at 6 PM. Rec Room 2 is at 1150 Hillcrest Court (where we vote). You can contact Marcia Skupeika directly at marcia.skupeika@gmail.com.



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CLAUDIA VILLATORO, CANDIDATE FOR DISTRICT 6 CITY COMMISSIONER – by Steve Schneider



A Hillcrest 26 businesswoman, press member and CEO and founder of a non profit foundation wants to unseat District 6 Commissioner Idelma Quintana in the nonpartisan Nov. 5 election.

That candidate for Hollywood City Commission is **Claudia Villatoro**, a Guatemalan native who moved to the United States a few decades ago, became a citizen and ran businesses in New Mexico, Los Angeles and Florida. She also lived in Chicago where she learned to be a commodities broker at the Chicago Board of Trade. Along the way, Claudia moved into her Hillcrest 26 apartment so she could do deals with clients in Florida. “I

work with billions of dollars at the Board of Trade, which helps drive the economy,” Claudia said. You can learn more about her at this website <https://www.villatorosglobalfoundation.org/>

Her native land also awarded her a Peace Award in December 2010, which she said made her an ambassador for peace for life.

In a July interview with Inside Hillcrest, the candidate unveiled five broad areas of concern: public safety, economic development, environmental sustainability, infrastructure improvement and increased community engagement.

Villatoro stressed her background running businesses and negotiating deals when asked how she can help residents of District

6. If elected, she will speak with city officials to see if she can help Hollywood attract investors and negotiate better deals with vendors.

Claudia also pointed out a major problem that needs to be addressed. She quoted a July 7, 2021, article at [reason.org](https://reason.org/commentary/hollywood-floridas-pension-debt-problem/) about the massive debt that is drowning the city. It says, “The city of Hollywood, Florida’s...financial statement showed a negative net position of \$400 million. This amounts to over \$2,600 in red ink for each of its 151,000 residents. Hollywood’s financial challenges are primarily attributable to over \$1 billion in pension and retiree health care debt.” <https://reason.org/commentary/hollywood-floridas-pension-debt-problem/>. According to Claudia, residents will benefit from tax cuts if city leaders fix the budget problems. But controlling the budget and providing tax cuts are things that can help all residents.

So, what about Hillcrest specifically?

She attended the June 4 Hillcrest meeting with the developers who won the bid to develop city-owned land adjacent to our community. Claudia opposes that deal, which would let the private builders construct a mixed-use property with 620 housing units, retail space, and space set aside for the city. The land sits on Park Road and Pembroke Road. While not opposing all development, Villatoro agreed with Hillcrest leaders who objected to plans to leave some contaminated substances under the ground. She wants all contamination removed. Then Claudia wants the land converted for public use, such as a family-friendly park or garden. “We need more green space,” she said.

According to Villatoro, her interest in health and the environment is reflected in the work she does with her nonprofit organization. It provides free water purification filters to schools throughout Guatemala. She added, her group will also donate these filters to help Floridians deal with natural catastrophes.

Early Voting Aug. 10-18 - Primary Election AUG. 20th

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You've worked hard to save and make a plan to ensure you have income for life throughout your retirement.

However, I've learned in my 30+ years of helping clients plan for retirement that an unexpected accident, injury, or medical condition can result in forced early retirement, a reduction in income, and unplanned healthcare costs.

You need to ask yourself the question: "How would the bills get paid if you couldn't work for several months?"

While what you expect your life to look like can change in a flash, there are two ways that you can help keep a financial safety net for you and your loved ones.

Types of Disability Insurance

Number one, have disability insurance during your working years to help bridge the gap to retirement.

Some employers will include it as a part of their **employment group benefits**. If you are working and not sure if you are covered, contact your HR representative to find out. Take advantage of which **type of disabilities insurance** are available under the employment package. Know the difference between long term and short term disability insurance:

- **Short-Term Disability (STD) Insurance:** an income replacement benefit that offers part of your earnings in a short period of time. It can range up **between 40% to 70% of wage replacement** with a monthly

benefit maximum based on the circumstances. Usually, this form of disability insurance provides coverage until the individual is deemed fit to return to work, typically not extending beyond two years.

- **Long-Term Disability (LTD) Insurance:** an income replacement benefit that is between 50-70% of an individual's earnings before a non-work related illness impacted their ability to work over a long period of time. Most LTD companies require the person to apply for **Social Security Disability (SSDI)** benefits.

If you're an independent contractor, gig worker, or a small business owner, consider **private disability insurance**. One misconception about individual disability income insurance is that it just covers catastrophic events. However, cancer, anxiety, multiple sclerosis, and other illnesses or conditions are also covered.

Just be sure to keep in mind financial underwriting requirements. **You have to be eligible for the amount of coverage that is being taken out.** For example, if you are earning minimum wage and are interested in a multimillion dollar policy, then that creates the incentive to be disabled.

The Cost of Long-Term Care Insurance

Secondly, ensure your retirement income strategy accounts for healthcare costs in retirement that may not be covered by Medicare, such as long-term care services.

Nothing will indeed destroy all of our good work at retirement building faster than having long-term care expenses.

I've seen it time after time, where it's these expenses are so huge \$10,000 a month, and it will ruin a retirement. And so you need to plan for this.

There are different ways to get long term care insurance: the traditional policy way, hybrid ways now that are taking over the market where you simply just reposition an asset or pay into a policy for a certain number of years, or, in some cases you can work with an elder law attorney for Medicaid planning. Whatever avenue you end up selecting, the important thing is to have some type of plan.

While you can't always control what may lie ahead ...

... we're here to help. Team Treece is here to aid in your retirement planning, particularly for navigating situations like debt, disability, divorce, or the loss of a spouse. **Call us at 305-751-8855** to schedule a quick consult to prepare for what may lie ahead for you.



DAD JOKE - NO, REALLY, IT'S A GOOD ONE!



A teenage boy had just passed his driving test and inquired of his father as to when they could discuss his use of the car. The father offered his son the following deal.

"You bring your grades up from a C to a B average, study your Bible a little and get your hair cut. Then we'll talk about the car."

The boy thought about that for a moment, decided he'd settle for the offer, and they agreed on it.

After about six weeks his father said, "Son, you've brought your grades up and I've observed that you have been studying your Bible, but I'm disappointed you haven't had your hair cut."

The boy said, "You know, Dad, I've been thinking about that, and I've noticed in my studies of the Bible that Samson had long hair, John the Baptist had long hair, Moses had long hair, and there's even strong evidence that Jesus had long hair."

Dad replied, "Did you also notice they all walked everywhere they went?"



DISTRICT 6 UPDATE - COURTESY OF IDELMA QUINTANA, CITY OF HOLLYWOOD DISTRICT 6 COMMISSIONER



District 6 Commissioner
Idelma Quintana

District 6 neighborhoods are celebrating some long-awaited attention. Our neighborhoods and our people are what makes Hollywood a special place. Parts of Beverly Park will soon enjoy nearly five miles of new sidewalks, where none had existed before. Washington Park will see significant changes to the industrial park with the replacement of 167 septic tanks, new sewer, new potable water lines and a new storm water drainage system. This \$27 million investment will open new possibilities for this area. Hillcrest residents will see the installation of new exercise equipment at Zinkil Park and thanks to our State Representative, Marie Woodson,

Hillcresters and Beverly Hills residents will soon enjoy a beautiful meditative sculpture installed at Butterworth Park.

Hollywood Hills and Park East will see construction begin on the new state of the art police station. Park East, Park View and Hillcrest will see the transformation of their neighboring Orangebrook Golf Course to feature not only golf, but public access to wondrous nature within an urban environment. The entire city will soon see new gateway and neighborhood signs. These signs will strengthen our identity and our sense of place.

The rebirth and re-branding of State Road 7, now known as "The Seven" (La Siete), will be prominently and proudly displayed on the new signs. My focus is on diversifying and amplifying the offerings this important part of our District has for our city's residents and visitors. Whether you are new to Hollywood or a long-time resident, get to know our city's rich tapestry of neighborhoods, each of them a treasure.

Beyond all these much-needed physical improvements to District 6, I want to invite you to participate in the Community Connectors District 6 Initiative. This initiative highlights the gifts that each person can give and receive by connecting to others and the value those connections can bring to our shared community. For more information, write to conectoreshollywoodfl@gmail.com. I am proud to represent this beautiful, evolving community, and I look forward to continuing to work with you to make our home better than ever.

RE-ELECT
Q IDELMA QUINTANA
FOR HOLLYWOOD CITY COMMISSIONER - DISTRICT 6

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As your Commissioner, I focus every day on improving the lives of people in our city. We redefined State Road 7 as "The Seven," fostering a diverse business community and introducing housing on SR7 for the first time. I worked to bring a playground to Hollywood Gardens West, championed public art and created new transportation options like extending the Sun Shuttle to West Central Hollywood.

With your support, I know we can achieve even more great things together.

Idelma

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JUST SAYIN'



I'm starting to wonder how bad four years with no president would be.

Ever notice how people who tell you to calm down are the same people who pissed you off in the first place?

Fuel prices are so high that I went to a car dealership and test drove 3 cars to run all my errands. Follow me for more money saving tips.

I get most of my exercise, these days, from shaking my head in disbelief.

Want to get rid of unwanted junk during the Holidays? Put it all in an Amazon box and leave it on your porch.

Sober or not, if a cop stops me and tells me to recite the alphabet backwards, I'm just going to put myself in the back seat of his car.

Do you ever go out, and while you're out, you think, "This is exactly why I don't go out."

I've found that if you tuck one part of your pant leg into your sock, people expect less of you.

Do y'all remember, before the internet, when people thought the cause of stupidity was the lack of access to information? Yeah... It wasn't that.

I really think it's time to remove warning labels from everything, and let stupidity work itself out of the gene pool.

I've never seen anyone jogging and smiling, so that's all I need to know about that.

Do you ever get the urge to start organizing, then two hours later, you're just looking around at a mess like.... "What have I done!"

Why are hallways in psychiatric hospitals called 'hallways? Shouldn't they be called 'psychopaths'?

Jellyfish have survived 650 million years, despite not having a brain or backbone. This gives hope to so many people!

My desire to be well informed is currently at odds with my desire to remain sane.

Instead of presents this year, I'm giving everyone my opinion.

When people tell me "You're going to regret that in the morning", I sleep in until noon, because I'm a problem solver.

My life is an open book, but it's very poorly written, and I die at the end.

WISDOM OF THE AGED

When I was a kid, there were two ways to die. Natural causes and talking back to your parents.

One minute you're young and fun, and the next minute you predict the weather with your bad knee.

Shout-out to everyone who can still remember their childhood phone number but can't remember the password they created yesterday. YOU are my people!

You know you're grown up when a nap is no longer a punishment, but a reward.

If you think you're smarter than the previous generation... 50 years ago, the owner's manual of a car showed you how to adjust the valves. Today, it warns you not to drink the contents of the battery.

In a packed elevator, everyone is silent. My stomach: I will now demonstrate the mating call of a whale.

The older you get...Oh, darn... I forgot what I was gonna say, I'll get back to you.t you. But you would've loved it.

When older people say, "Enjoy them while they are young", they're talking about your knees & hips, not your kids.

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Important News for Homeowners

When buying/acquiring real estate, do not assume the property taxes will remain the same as the current owner's taxes. Under Florida law, a change in ownership requires the property to be reassessed at current full market value the year following the change of ownership OR if a Homestead Exemption is added/removed from the property. This reassessment could result in higher property taxes for the new owner than what the seller was paying. Please use our **Tax Estimator** to approximate your new property taxes based on the reassessed value.

The Property Appraiser does not set or collect taxes. Tax rates/fees are set by individual taxing authorities each year based on their budgetary needs. All property tax billing and collecting is handled by the Broward County Tax Collector's Office. Should you have any questions regarding payment of taxes, please visit the Tax Collector's website or contact them directly at (954) 357-4829 or revenue@broward.org.

Homestead Exemption and Portability save eligible property owners thousands of dollars each year. For more information on tax saving exemptions such as Homestead, Senior and all other available exemptions go to: <https://web.bcpa.net/bcpaclient/#/Homestead> The deadline to apply for any 2024 exemption is September 18, 2024.

This Monthly Newsletter is Available in Spanish and Creole

Nuestro boletín mensual está disponible en español en línea en <https://web.bcpa.net/bcpaclient/#/News-letter>.

Bilten mansasèl nou an disponib an kreyòl sou entènèt nan <https://web.bcpa.net/bcpaclient/#/News-letter>.

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

Take care,

UPDATE ON THE SUN SHUTTLE CIRCUIT ON-DEMAND RIDER SERVICE - by Steve Schneider

The Sun Shuttle Circuit on-demand service provided by the City of Hollywood ended a pilot test in Western Hollywood at the end of June. The end of the pilot test means the City no longer provides a promotional code to offset the \$2 a ride charge, according to Mark Johnson, a City official who oversees the service.

The end of the promotional program also includes the removal of the two tablet kiosks that were stationed in Hillcrest 23. The tablets were placed on a wall in the building to introduce the service and to help people get accustomed to using the app to schedule rides. And now that the pilot program has ended, people who want to ride Circuit must either call a number provided by the company or download an app that lets people book rides.

But weeks before the promotional and educational program ended, Hillcresters who rode the Sun Shuttle met with a Circuit representative in the lobby of Hillcrest 23. They were told that the ride-on-demand system works more efficiently if riders learn to install the ride-booking app on their smartphone and use it. However, Circuit also lets riders call (561) 281-7236 to schedule rides. This number patches the caller through to one of two drivers on the road, according to Bob McClure, Circuit Operations Manager.

But, McClure added, calling the phone number is less efficient for several reasons, including the fact that the app organizes rides better for the drivers who pick up, drop off and return riders back home. Both drivers man the electric vehicles; one is a van, the other a car. And Circuit recently sidelined the Tesla car, replacing it with a Kia electric car which gives a better ride, McClure said.

In related matters, the Hillcrest group that met with McClure offered feedback about their experiences riding Circuit. The feedback was

documented and confirmed by Marcia Skupeika, Team Leader of the "Hillcrest Angels" who lives in Building 23. These are the key points:

- 1) When one driver is called but the second driver picks up the passenger, the rider should call the Circuit phone number to cancel the original driver and close out the request for service.
- 2) Many residents, mostly seniors, prefer to use the phone number to book a ride. However, the friendly drivers are happy to help the riders install the ride app on their smartphones. They also explain how to use it. Those who still have a flip phone will not be able to use the app.
- 3) One resident said she uses the phone number to schedule her rides. She appreciates the service, especially since family members can also use the ride-on-demand service.
- 4) Medical offices adjacent to Memorial South were advised about the Circuit service so they can share it with their patients.

Attendees included: Bob McClure Operations Manager, Steve Schneider, Inside Hillcrest reporter and Hillcrest residents David Hillebert, Valentina Marinescu, Monica Grant, Silvia Orta, and Marcia Skupeika, Hillcrest Angels Team Leader.

Service hours for the Sun Shuttle are as follows:

- Monday: 7:00am - 6:00pm.
- Tuesday: 7:00am - 6:00pm.
- Wednesday: 7:00am - 6:00pm.
- Thursday: 7:00am - 6:00pm.
- Friday: 7:00am - 6:00pm.
- Saturday: 11:00am - 7:00pm.
- Sunday: 11:00am - 7:00pm.



Poster in a French Church (translated)

When you enter this church, it may be possible that you hear "the call of God". However, it is unlikely that He will call you on your mobile. Thank you for turning off your phones. If you want to talk to God, enter, choose a quiet place, and talk to Him. If you want to see Him, send Him a text while driving.

FARCEBOOK



As a kid I used to watch Wizard of Oz and wonder how someone could talk if they didn't have a brain. Then I got Facebook.

Facebook has never caused the lame to walk, but it has caused the dumb to speak.

Being popular on Facebook is like sitting at the cool table in the cafeteria of a mental hospital.

Life's short. Make sure you spend as much time as possible on Facebook, arguing with strangers about politics.

I am thrilled to announce and celebrate the outstanding achievements of our top producers for June. Your dedication, hard work, and exceptional performance have set a new standard of excellence in our office. We are honored to be in business with you.

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BATTLE OF THE SEXES

Him: Please bring me a screwdriver.

Her: Flat head, Phillips, or Vodka?

Him: And that was when I KNEW she was the one.

Relationship tip for men: Tighten the lids on all the jars in the house. She'll have to talk to you eventually.

WOMEN: Do men still open car doors? MEN: How do you think we get inside?

Wife: I have a bag full of used clothing I'd like to donate.

Husband: Why not just throw them in the trash? It's much easier.

Wife: But there are poor, starving people who can really use these clothes.

Husband: Honey, anyone who can fit into your clothing is definitely not starving.

Husband is recovering from a head injury now.

One big difference between men & women is that if a woman says, "Smell this", it usually smells nice.

My wife asked me what the female version of a "Man Cave" would be. I told her it's called a "Kitchen". And that's when the fight started...

Wife: You only hear what you want to hear. Husband: Yes, I'd love a cold beer.

Husbands are the best people to share secrets with. They'll never tell anyone because they aren't even listening. Nobody ever told me that when you get a husband, the ears are sold separately.

My wife made me coffee this morning, and winked at me when she handed me the cup. I've never been more scared of a drink in my life!

My wife came home from Walmart complaining about the cashier being a royal bitch. I asked her if she was at the self-checkout. And that's how the fight started.

My wife said "Our new neighbors are so in love! He kisses her, strokes her hair and hugs her. Why don't you do that?" I said, "Because I don't know her that well yet."

He said there was no spark between us anymore. So, I tasered him. (I'll ask him again, when he wakes up.)

My wife asked if she could have a little peace & quiet while she cooked dinner. So, I took the battery out of the smoke alarm.

"Mr. Clark, I have reviewed this case very carefully," the divorce court judge said, "and I've decided to give your wife \$775 per week." "That's very fair, your honor", the husband said, "And every now and then, I'll try to send her a few bucks myself."

I married my wife for her looks...but not the ones I've been getting lately.



JUNE 2024 HILLCREST STATE OF THE MARKET

by Cindy Abraham, Keller Williams Realty Professionals A Team Florida



A bit of a slow down in June. Currently there are 68 active listings on the market, so we seem to be headed for a balanced market. It looks like the seller's market is over, which would be great for buyers, but the higher interest rates are a bit of a deterrent. We are seeing prices stabilizing for remodeled units, and units that need a lot of work are a tough sell unless priced right.

Fourteen listings are one-bedroom units and fifty-three are 2/2s. There is still one big, beautiful 2700+ SF, penthouse 3/3 listed for 439K. The one-bedroom units and the corner 2/2s seem to be selling the quickest. Of the 7 units that went under contract during June, three were 1/1/1 units. Five of the units were corners. There were 8 closed sales. July got off to a slow start, probably due to the holiday weekend. One would think that buyer agents would be scrambling to get under contract before the new commission laws go into effect. More on that in next month's Real Estate article.

There are seven available rentals. Four have lowered. The rental market is also sluggish. We got both of ours under contract...finally. Two of the current listings have been on the market for less than a month, the longest DOM is 173 days. Bottom line: if your Days on Market is more than 90 days, you are probably overpriced.

Remember that days on market are from the list date to the date they go under contract, not the day they close. There is still the time it takes for condo approval, but most buildings do a great job of expediting the process for both buyers and renters.

HILLCREST CLOSED SALES DURING JUNE

Building	Address	SF	B/B	List Price	Sale Price	DOM
21	4400 Hillcrest Dr #418	1132	2/2	250,000	240,000	18
27	3850 Washington St #1008	1164	2/2	235,000	235,000	22
R-19	901 Hillcrest Dr #604	1100	2/2	235,000	230,000	22
25	3800 Hillcrest Dr#303	1250	2/2	234,900	189,000	9
22	4350 Hillcrest Dr #418	1132	2/2	189,000	159,000	15
25	3800 Hillcrest Dr #310	844	1/1/1	159,900	200,000	25
27	3850 Washington St #907	844	1/1/1	214,900	189,000	53
5	1100 Hillcrest Ct #309	672	1/1/0	109,000	115,000	80

HILLCREST CLOSED RENTALS DURING JUNE

Building	Address	SF	B/B	List Price	Sale Price	DOM
24	4200 Hillcrest Dr #503	1132	2/2	2200	2200	69
19	901 Hillcrest Dr #409	1100	2/2	2250	2250	51
20	919 Hillcrest Dr #714	1150	2/2	2100	2100	35
20	919 Hillcrest Dr #210	1100	2/2	2300	2300	104
16	950 Hillcrest Dr #501	992	2/2	2000	2000	78
16	950 Hillcrest Dr #111	770	1/1/1	1750	1750	29

PARKVIEW AT HILLCREST MAY 2024



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

Three more listings went under contract during June which is a good sign. There were two closed sales. Currently there are 14 active listings ranging from a 2501 SF 4/3 waterfront single family home with a pool listed at \$1,550,000 to a 1421 SF 3/2/1 townhome listed at \$555,000.

Two townhomes rented during June, both on Large Leaf Ln; a 1768SF 3/2/1 for \$3800 in 103 days and a 2501 SF 6/4 townhome which rented for \$5,550.00 in 26 days. Eleven rentals are still available from a 2501SF 5/3 waterfront home listed at \$5600 for 101 days to a 1421 SF 3/2/1 townhome for \$3445 per month for the past two months.

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

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

JUNE PENDING AND CLOSED SALES

ADDRESS	SF	B/B	LIST PRICE	SALES PRICE	DOM	WTRFT
S-3695 Greenway Drive	1874	4/2	800,000	pending	36	Yes
T-4111 Large Leaf Ln	1769	3/2/2	680,000	pending	284	No
T-4810 Eucalyptus Dr	1421	3/2/1	529,529	pending	87	No
T-5075 Greenway Dr	1824	3/2/1	729,900	717,500	18	No
T-1280 Eucalyptus	1499	3/2/1	545,000	525,000	12	No

July Kitchen Korner - by Cindy Abraham

I love to cook with wine and sometimes I even put it in the food... Since this is our Whimsy Issue – I am going to share my favorite recipes made with wine. All are easy enough to execute if you drink the remainder of the bottle...

TUNA PASTA

- 1/2 cup chopped onion
- 1 heaping TBS minced garlic
- 1/2 cup chopped flat leaf parsley (divided use)
- 1/4 tsp red pepper flakes
- 2 cans tuna in oil, drained
- 3 TBS olive oil, 1/3 cup white wine
- 1 1/2 cups cherry or grape tomatoes halved
- 1/3 cup capers, drained, 1/4 cup breadcrumbs, 1/4 cup grated parmesan
- 3-4 oz. spaghetti



Cook pasta to al dente, save 1/2 cup pasta water. Preheat a skillet on medium high. Add olive oil, then the onions and sauté until pale golden.

Add garlic and red pepper, season with salt/pepper to taste. Stir and continue to cook for about 1 minute until fragrant. Add tuna and stir a few times until incorporated. Add white wine and stir, scraping up brown bits. Cook until almost all the liquid is gone.

Add tomatoes and capers to the skillet. Once the tomatoes are soft, reduce heat to low before adding half of the parsley, pasta water and parmesan. Stir until sauce starts to thicken, about 1 minute.

Add drained pasta. Cook until sauce incorporates with the pasta. Pour into a bowl, sprinkle with breadcrumbs & remaining parsley. Serve.

LAMB CHOPS WITH MERLOT

- 4 lamb chops, 1/4 cup dried cherries and 1/4 cup dried apricots , 1/4 cup port
- 1 clove garlic, peeled and halved
- 1/4 cup flour , 1/4 cup olive oil
- 1/2 cup diced red onions
- 1/4 cup chopped or shredded carrot
- 1/4 cup chopped celery rib, 1 bay leaf
- 2 cloves garlic minced
- 1tsp minced rosemary & 2-3 sprigs or 1/2 tsp dried
- 1 tablespoon tomato paste
- 1 cup chicken broth , 1 cup beef broth
- 1/4 cup merlot , 1 bay leaf



Preheat oven to 325. You will need a large skillet and a foil covered roasting pan. Pour the port over the dried cherries and apricots in a small bowl and set aside. Rub the chops with the halved garlic cloves. Season with salt and pepper.

Place flour in plastic bag and add the lamb chops one at a time to coat. Heat the olive oil in a large skillet until it shimmers. Add lamb chops, brown on all sides and place on roasting pan.

In skillet, add the onions, carrots, celery and minced garlic to the drippings and sauté about 5 minutes. Stir in the minced rosemary, tomato paste, broths and merlot. Drain the port from the cherries & apricots (save the fruit) and add to skillet.

Pour contents of skillet over lamb chops and add the soaked fruit and bay leaf. Cover the roasting pan and place on middle rack for 20 minutes. Turn the chops and return to oven for an additional 30 minutes, basting one more time halfway through.

Leave chops on roasting pan, pour sauce back into skillet and bring to a boil. Reduce the heat and simmer until sauce is slightly thickened. Plate chops. Spoon vegetables and sauce over them. Serve.

SAUTEED PORK LOIN (OR CHICKEN BREASTS) WITH WINE AND GRAPES

- 2 large, pounded chicken breasts or 2 half inch thick pork chops or sliced pork loin
- Flour (seasoned with salt and pepper) 2 tbs. oil , 2 tbs. minced shallot
- 1/2 cup seedless grapes, halved 1/4 cup dry white wine
- 2 tsp. brandy (any dark whiskey will do) , 3/4 cup chicken broth
- 2 tsp. packed dark brown sugar , 1 tbs. Dijon mustard



Pat meat dry and dredge in flour, shake off excess. Heat oil in large skillet until it shimmers and brown meat on both sides. Transfer meat to platter, add shallot and grapes to skillet and cook over moderately low heat, stirring occasionally for 3 minutes.

Add wine & brandy and simmer until almost all the liquid is evaporated. Add broth and brown sugar, whisking, and boil until mixture is reduced by half.

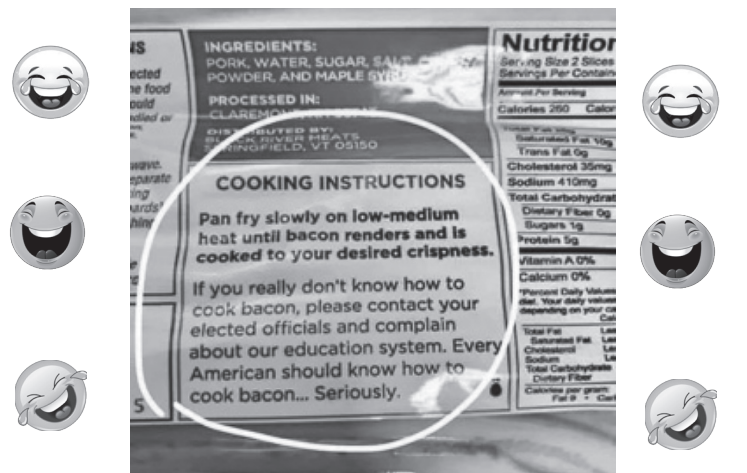
Return meat to pan with and juices that have accumulated on the plate and simmer for 2 minutes or until meat is heated through, and then transfer to platter. Remove the skillet from the heat, whisk in the mustard and salt/pepper to taste, and pour over meat. Serves 2

IS POLITICAL CORRECTNESS AN OXYMORON?

A contest at Bond University, Australia, called for the most appropriate definition of a contemporary term. This year's chosen term was: 'Political Correctness'.

The winning student wrote: "Political correctness is a doctrine, fostered by a delusional, illogical minority, and promoted by mainstream media, which holds forth the proposition that it is entirely possible to pick up a piece of shit by the clean end."

I still can't believe we don't have world peace, after changing the names on pancake boxes and syrup bottles!



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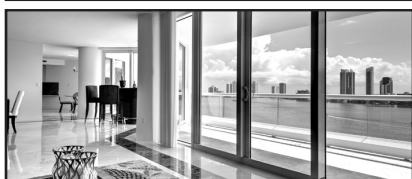
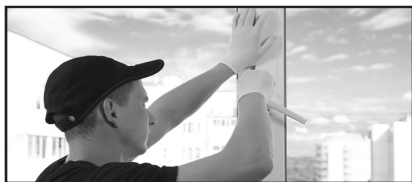


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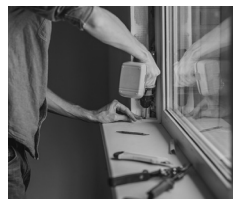
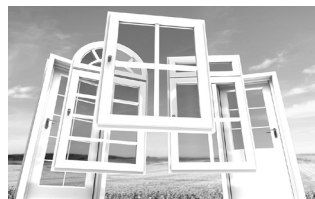
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RESILIENCE: INNER STABILITY IN CHALLENGING TIMES

Recharge the spiritual battery of the soul and nothing can shake you.

BY BK CHIRYA RISLEY, submitted by BK Etta Stevens



A very important and influential aspect of our lives is living every thought and word in our actions. It is often said, 'Practice what you preach' and 'Walk your talk'. Although we have many ideal thoughts and promises of right behavior to follow, we sometimes don't live by these standards resulting in disappointment and sorrow for us and our relationships. Resilience is needed. Resilience is your personal power, your inner strength that allows you to rise above negative and difficult circumstances, dissolve depression and bounce back stronger than before. Nothing can bring you down or shake you.

For example, today I decide I will remain happy at any cost and give happiness to others. But as soon as a difficult person or problem comes along, I start worrying and radiate these vibrations to others. On another day I keep an aim of only having good wishes for others. However, when someone is angry or not behaving well, our happy attitude and behavior of love changes. What is the reason for not remaining stable and what is the solution to be stable?

According to spiritual wisdom, we are eternal spiritual energy sitting in bodies of limited physical energy, in a world of vibrations, and attract what we radiate. Originally all human beings are peaceful, pure and positive, but over time we forget we are souls. The more we think we are bodies, the more we lose our spiritual energy. Now the spiritual battery of the soul has become quite flat. To recharge the soul, go within instead of looking out. Take time out for spiritual study and reflection to emerge willpower and inner strength and top up resilience. Experience a reservoir of deep peace by being aware of yourself as a spiritual being, a living, thinking, conscient energy of spiritual light, separate from the body but located in the center of the forehead, just behind the eyes. Meditation helps clean out this inner space, recharge and transform negative thoughts and reactions. In this safe place of comfort within, I, the soul, experience myself becoming so peaceful, with a depth of clarity and awareness new to me, so clean, pure, soft, gentle, yet strong.

As a being of light, I, the soul, connect to the Light of the divine intelligence of the Supreme Soul and feel His limitless energy of deep love, peace and joy. With this connection, I absorb God's power. I become the same. This is how to achieve resilience. My head and heart are in sync; my thoughts and actions are the same. I feel unconditional acceptance of myself, strong, refreshed, happy. Able to keep on giving, I now allow that power to come into this world.

With this power we find we can more easily and simply control our own emotions and feelings and find the JOY, PEACE and CONTENTMENT that has been missing from our daily lives.

The way to do this is to perform a daily MEDITATION practice even for just a few minutes each time you sit in silence and contemplate the negativity that enters your mind. The more you do this practice, the easier it will be to chase the negative emotions out of your mind and replace them with a positive outlook on life in general. Life is extremely difficult now with so many things to complicate the joy and peace we want to attain. Everyone is in the very same position now but with MEDITATION in our lives we can at least see the relief that is coming and learn the proper way to relax our minds and our bodies.

I AM CONDUCTING A FREE LIVE ZOOM CLASS EVERY TUESDAY MORNING AT 10:30AM.

JOINT ZOOM MEETING: ID 811 1641 9133, PASSWORD: 123

KEEPING WITH THE SPIRIT OF THE JULY WHIMSY ISSUE – Submitted by Etta Stevens

Today I was in a shoe store that sells only shoes, nothing else. A young girl with a tattoo and green hair walked over to me and asked, "What brings you in today, I looked at her and said, "I'm interested in buying a refrigerator." She didn't quite know how to respond, had that deer in the headlights look.

I was thinking about old age and decided that old age is when you still have something on the ball, but you are just too tired to bounce it.

When people see a cat's litter box they always say, "Oh, have you got a cat" I just say, "No, it's for company!"

Employment application blanks always ask who is to be called in case of an emergency. I think you should write, "An ambulance."

The older you get the tougher it is to lose weight because by then your body and your fat have gotten to be really good friends.

The easiest way to find something lost around the house is to buy a replacement.

Have you ever noticed: The Roman Numerals for forty (40) are XL.

The sole purpose of a child's middle name is so he knows when he's really in trouble.

Did you ever notice that when you put the 2 words "The" and "IRS" together it spells "Theirs".

Eventually you will reach a point when you stop lying about your age and start bragging about it.

Some people try to turn back their "odometers." Not me. I want people to know why I look this way.

I've traveled a long way, and a lot of the roads were not paved. Ah! Being young is beautiful but being old is comfortable. Lord, keep your arm around my shoulder and your hand over my mouth.

May you always have: Love to share, cash to spare, tires with air, and friends who care.

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COACH



At one point during a game, the coach called one of his 9-year-old baseball players aside and asked, "Do you understand what cooperation is? What a team is?"

"Yes, coach", replied the little boy. "

Do you understand that what matters is whether we win or lose together as a team?"

The little boy nodded in the affirmative.

"So," the coach continued, "I'm sure you know, when an out is called, you shouldn't argue, curse the umpire or call him an asshole. Do you understand all

that?" Once more, the small boy nodded in agreement.

The coach continued, "And when I take you out of the game so that another boy gets a chance to play, it's not a dumb-ass decision or that the coach is a shithead is it?" "No, coach."

"Good", said the coach. "Now go over there and explain all that to your grandmother."



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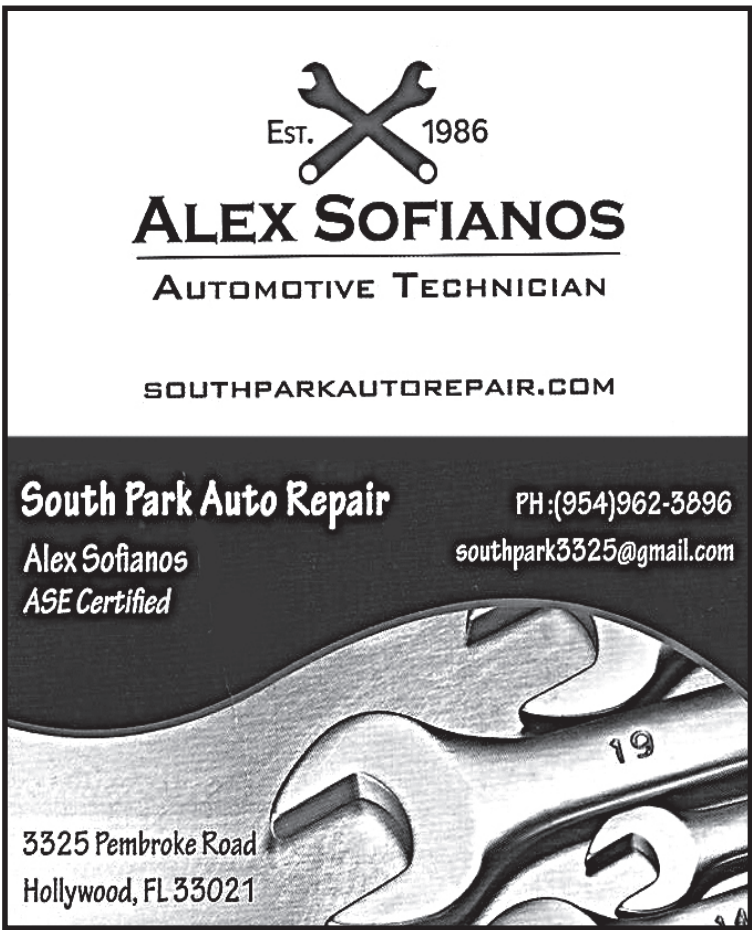
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