



INSIDE HILLCREST

CONNECTING NEIGHBORS TO NEIGHBORS

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OCTOBER INSIDE HILLCREST

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NOVEMBER HLC MEETING AND TOWN HALL

The next HLC meeting will be held on **Thursday, November 7, at 6PM**. We will be updating the Building Preferred Vendor List. The next Town Hall meeting for all residents will also take place in November. The exact date will be announced in the November 15 issue of IH.

THANKLESS JOB

Serving on a condo or HOA board can often feel like a thankless job, especially for new members trying to find their footing. It's easy to face criticism from residents about perceived mistakes, yet when those same individuals are asked to contribute or assist, they often go silent. Many buildings have residents with valuable skills who are willing to help the board, even if they don't want a formal position.

On the other hand, there are board members who consistently reject offers of help from residents and even other board members who have more expertise. This can create a culture of secrecy and lead to uninformed decision-making. Weak leaders are reluctant to collaborate, and this can result in unilateral decisions, bypassing condo laws that require transparency, proper board meetings, and collective voting.

In the past, when unit owners raised concerns, they could end up receiving threatening letters from building attorneys, intended to silence them. One building even lost two lawsuits—one for \$60K and another for \$150K—after residents fought back. If any board members out there want to use building funds to target unit owners, that building attorney is still around and more than happy to take your money to do so.

On the upside, if you believe your board is engaging in these practices, there is now legal recourse. A new law prevents condo associations from using building funds to pursue lawsuits against residents who speak out against board actions. This is part of broader protections against SLAPP (Strategic Lawsuits Against Public Participation), which are lawsuits intended to intimidate and silence critics by burdening them with legal costs.

AND THEN THERE ARE THE GOOD GUYS

As I mentioned in a previous article on Hillcrest 25, **President Steve Hurtig and his board** not only welcome new buyers to the building with the usual reading of the rules, but they also find out a little about the newbies. That way they can ask if it is OK to call on them if they need their expertise. It also plants the seed to get experienced, involved people on the board in the future.

Who is on your buildings committee to approve new buyers? Board "interviews" should not sound like interrogations. There was a board member in my building, Ona, who was amazing during the interview process. She would go out of her way to make new residents feel welcome. She would show them the amenities (storage room, pool area, etc.), and even introduce them to residents as they passed by. She is not on the board anymore and I am not sure why she is not included in the interview process. I was impressed!

True leaders not only know how to work as a team, but they also know how to build a team. Currently we do have many building presidents who are true leaders. They know how to build a team with the other board members and residents to address not only the building maintenance issues and finances, but also create a neighborhood culture in their building where everyone feels heard and appreciated for their contributions. I was very happy to hear that several presidents have been in touch with **Marcia Skupeika, Hillcrest 23, our Angel Team Leader**, to help them create Angel programs in their own buildings. "Angels" are those folks in each building who can always be counted on to keep an eye out for their neighbors who need a helping hand. If you would like to contact Marcia, you can email her at **marcia.skupeika@gmail.com**.

FREE COVID TESTS

If you or a friend/neighbor needs a free COVID test, please reach out to Angel Team Leader **Marcia Skupeika, Hillcrest 23 at 954-854-7577**. One of our Hillcrest angels will discreetly deliver the test to your building desk in a plain container. For those in low- or mid-rise buildings,

we can hang it on your door and for our Parkview homes, or townhomes, we can arrange delivery.

A SHOUT-OUT TO GOOD NEIGHBORS

A huge thank you to **Catherine Evanoff, Treasurer of the Beverly Hills Condo Community, and Abbey Kessman, our thoughtful neighbor at Parkview at Hillcrest**. Catherine provided bilingual posters (in English and Spanish) with information about where Hillcrest residents in need (or their building angels) can pick up free food, along with the times and locations. Abbey generously donated grocery gift cards to help our fellow Hillcresters. I truly admire people who care about our community and its residents. Bless you both for your kindness!

FLIPPING UNITS

In the last issue, I mentioned a buyer who purchased a damaged unit for \$135K, remodeled it, and flipped it for \$189K. To my surprise, some people believe that flipping units shouldn't be allowed. Let me clarify: flipping is a GOOD thing, especially for your building's values. When it comes time to sell your own unit, would you prefer comparable sales at low prices or higher ones that boost your property's worth? I believe Hillcrest is and always was undervalued. This one is a no brainer.

PREVENTIVE MAINTAINANCE

Years ago, the buildings got together to figure out the best times to do certain projects. At that time, Dec/Jan/Feb were the best months for outside projects (new roof, parking lot repaving, outside painting and water sealing), because it rarely rained during those months. Not these days. Also, trees were trimmed in May to prepare for hurricane season. Now it is more prudent to perform that task around August or September since hurricane season seems to start later. These days everything is a crapshoot when it comes to the weather. Good thing there is no such thing as global warming or climate change; things could be a lot worse...

SPEAKING OF PREVENTIVE MAINTAINANCE

I finally went, kicking and screaming to get a mammogram, my least favorite screening other than a colonoscopy. **Dr. Ana Tamayo**, a gynecologist who was highly recommended to me by several Hillcresters, sent my order to Hollywood Diagnostic, right up the street at 4224 Hollywood Blvd. The technician was Eleanor, a seasoned, no-nonsense, efficient woman who is passionate about what she does. It was the least terrible experience getting a mammogram I have ever had. She is amazing. If you are putting off getting a mammogram, get your doctor to send the order in to **Hollywood Diagnostic** and ask for Eleanor.



Building A Better Community

QUESTIONS AND ANSWERS ABOUT AMENDMENTS 3 AND 4 - by Cindy Abraham

AMENDMENT 3

Will a YES vote on Amendment 3 grant marijuana companies a monopoly on marijuana?

The amendment itself doesn't introduce open competition, but it does allow Florida legislators to decide whether to expand the market in the future.

What about home grown weed?

Amendment 3 neither legalizes nor bans home growing. The decision on this could fall to legislators, who have the authority to permit or restrict it.

Will public spaces smell like marijuana? What about contact "highs"?

The amendment doesn't directly regulate public marijuana use, but lawmakers can establish rules. Of course, commercial buildings and condominiums can prohibit smoking in public areas and of course, with increased access, the scent might become more noticeable in public areas.

Will there be more stoned-while-driving accidents?

Research is mixed, but generally, states with legalized marijuana have reported an uptick in traffic accidents.

Will minor marijuana possession offenses stop being criminalized?

Some areas already avoid prosecuting minor marijuana crimes, but arrests still occur statewide. Experts believe Amendment 3 could end these inconsistencies and reduce arrests for low-level marijuana offenses.

AMENDMENT 4

On June 24, 2022, the U.S. Supreme Court overturned *Roe v. Wade*, ending the federal constitutional protection for abortion rights. As a result, individual states are now responsible for setting their own abortion laws, either restricting or protecting access.

In Florida, at least 60% of registered voters must approve Amendment 4 for it to pass into law. Current Florida abortion law (as of 2024):

What is the current Florida law on abortion?

In 2023, the Florida legislature passed the Heartbeat Protection Act, which bans abortion after six weeks of pregnancy. This ban took effect on May 1, 2024, after legal challenges. The law includes exceptions allowing abortions up to 15 weeks in cases of rape, incest, or human trafficking.

Additionally, abortions are permitted if necessary to save the mother's life or prevent serious, irreversible physical harm, provided that two doctors certify the necessity in writing.

What happens if Amendment 4 fails?

If Amendment 4 is not approved by at least 60% of voters, Florida's legislature will continue to have the authority to set abortion laws.

Concerns about the wording of Amendment 4:

The amendment states that "no law shall prohibit, penalize, delay, or restrict abortion before viability or when necessary to protect the patient's health, as determined by the patient's healthcare provider." Some legal experts believe that key terms in the amendment, like "viability," "necessary to protect the patient's health," and "healthcare provider," are open to interpretation and could lead to legal challenges.

- "Viability" is typically understood to mean the stage of fetal development when the fetus can survive outside the womb, usually around 22 to 24 weeks, according to a 2022 Florida statute.
- "Necessary to protect the patient's health" traditionally refers to situations where a woman's life or health is in serious danger.
- "Healthcare provider" refers to those authorized by Florida law to perform abortions, and the law already outlines who can provide such services.

Can Amendment 4 be changed if passed?

Yes, the Florida Legislature could define the terms in Amendment 4, and the amendment could face legal challenges. The language leaves room for future interpretation by both the Legislature and courts.

Parental rights under Amendment 4:

Florida currently requires that a parent or guardian be notified if a minor seeks an abortion, and the minor must obtain consent unless granted a court waiver. Amendment 4 would maintain the notification requirement but remove the consent requirement.

Effective date if approved:

If passed, Amendment 4 would go into effect on Tuesday, January 7, 2025.

THERE'S A LOT TO WORRY ABOUT THIS OCTOBER

"Stocks climb a wall of worry," goes the Wall Street maxim.

And so far this October, there are plenty of things to worry about. Here's a quick summary ...

Middle East: When tensions escalate in the Middle East, the financial markets tend to get unsettled. Attention quickly moves to economic issues, including oil prices and other potential disruptions.

October itself: While October historically has been a strong month for stocks, it's also known for its volatility. Think of market troubles in 1987 and 2008.

Fed's next move: Without a Fed meeting this month, expect much discussion about whether the Fed will adjust rates again at its next scheduled two-day meeting in November.

Election: The 2024 election has entered its final weeks. While most attention is given to the presidency, many other issues are on ballots across the nation.

(Fortunately, we can remove the East Coast port strike from the list of things to worry about. But be prepared to see news on "how long it will take to resume normal operations" after the brief strike.)

With so much undecided—and so many open issues—it can be easy to get distracted. But remember, Wall Street sayings come from investors' experiences over the years, which means worrying is part of the investing process from time to time.

If one of the things mentioned above is turning you into a worrywart, call me at 305-851-8855, and let's talk about it.

CNBC.com, October 4, 2024. "Oil prices climb as Middle East conflict counters ample supply outlook."

Barrons.com, October 1, 2024. "Welcome to Shocktober for Stocks. Here's Why Investors Are Spooked."

Reuters.com, October 4, 2024. "US port strike ends, leaving cargo backlog."

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A MESSAGE FROM OUR DISTRICT 6 CITY COMMISSIONER IDELMA QUINTANA



District 6 Commissioner Idelma Quintana

Dear friends and neighbors,

As this issue of Inside Hillcrest reaches your hands, our state has experienced two major hurricanes in the span of two weeks. While those of us on the southeast coast were spared direct impact, we are indirectly affected in many ways, both immediate and in the long term. There is something about the common thread of being human that affects us when we witness the suffering of other human beings. We feel a tightness in our chest when we see all that our neighbors to

the north are experiencing. Knowing that we too could suffer similarly, we want to help, and we want to know that someone will be there to help us in our time of need.

In preparation for Hurricane Milton, the Hollywood Emergency Management, Police, Fire Rescue, Public Works and Public Utilities Departments were all on high alert to help you, if you should need it. The Communications and Marketing Department also played an essential part in helping us all prepare for the possibility of a weather emergency. Having the information, we need so that each of us can be storm ready can make all the difference.

Did you know that the City of Hollywood has launched a new emergency notification system called Alert Hollywood? Alert Hollywood notifies residents through phone calls, e-mails and/or text messages to mobile phones of an emergency in the community such as a hurricane watch or warning, flash flood warning, tornado warning, serious police situations and other critical incidents. To learn more about Alert Hollywood and register to receive notices, visit this link - **Alert Hollywood | Hollywood, FL - Official Website (hollywoodfl.org)**

As I reflect on what we're seeing in the storm's aftermath in affected areas, several things become clear. Following official guidelines for individual preparation is key. The strong commitment of a local government is only one part of the equation, the participation of citizen volunteers before, during and after a storm is critical. I am so proud to represent Hillcrest and to see the way that Hillcresters look out for one another every day in ways that are big and small. It is by caring for one another that we will get through challenging times and uncertainty. Special appreciation goes to Marcia Skupeica for her efforts to organize the "Hillcrest Angels" and to the City of Hollywood Community Emergency Response Team (CERT) for their volunteer efforts.

As always, if you have a question, a concern or a great idea, please reach out to me at iquintana@hollywoodfl.org



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Q IDELMA QUINTANA
FOR HOLLYWOOD CITY COMMISSIONER - DISTRICT 6

VOTE
NOVEMBER
5th

Paid political advertisement, approved by Idelma Quintana for Hollywood City Commission District 6

Governance For The People

- Elevating Small Local Business**
- Prioritizing Housing Affordability**
- Fostering Sustainable Living**
- Promoting Health and Wellbeing**

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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SOMOS MÁS | WE ARE MORE

www.electidelma.com [electidelma](https://www.instagram.com/electidelma)

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



Greetings Hillcrest Residents,

Fall is here, and while the leaves do not change color here in Broward County, our home continues to go through immense changes during autumn. With a critical election rapidly approaching, now is an opportune time for all of us to consider how we work together and find common ground as neighbors. This spirit of collaboration and kindness should be even more relevant as we watch the continued impacts of Hurricane Helene and Hurricane Milton on the rest of Florida and the Southeast United States. While Broward County was spared from these storms, many of our fellow Floridians and Americans were not so lucky. I have seen the goodness of so many Broward County residents who have stepped up to dedicate supplies, money, and time to help the relief efforts. I know this spirit of goodness resides in the wonderful residents of Hillcrest – and I hope that spirit perseveres even in the face of a contentious election season.

Holly-Go Shuttle

Hollywood has officially launched a free community shuttle! As of October 1st, service has officially begun on the Holly-Go shuttle, which will offer four different lines to help residents get around. The Orange Line (East Central), Red Line (A1A), Green Line (Southeast), and Blue Line (Southwest) can take residents all over the city in comfort, and for free! This community shuttle is a great way to save money, avoid gridlock, and get around with less stress. This shuttle is a testament to the importance of the transportation surtax approved by voters in 2018, which enabled cities to receive funding for community shuttle programs. I was glad to attend the ribbon cutting of this exciting new venture. I know Hillcrest residents are looking forward to embracing and enjoying the Holly-Go Shuttle!

Elections

Election day is nearly here! The 2024 election will be held Tuesday, November 5th and with so much at stake in this critical election, we

hope that this year sees record turnout here in Broward County! In addition to the Presidential race, there are also many crucial municipal races on the ballot this year. That includes competitive elections in District 6, which includes Hollywood Branch Library. These local races can often have just as much impact on our democracy and policy as the top of the ticket. The election will also feature hugely important Constitutional Amendments. If you need to check your voter registration status, request a vote-by-mail ballot, or find your election day voting precinct, please go to browardvotes.gov. In-person early voting begins October 21st from 7am to 7pm each day. You can vote at any early vote site in Broward County no matter where you live – including any of the four sites in District Six! These early vote sites also feature drop-off mailboxes for vote-by-mail ballots, which can be more convenient and safe than placing them in the mail. It is worth noting that if you have not requested a vote-by-mail ballot in an election since 2022, you must do so again under state law! If you have any difficulty with voting, including not receiving a ballot that you requested or difficulty at a polling site, please contact my office. See you at the polls!

Contact Us

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

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



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

you have questions regarding the payment of your tax bill, the Tax Collector's Office can be reached at 954-357-4829 or you can visit their website at <https://www.broward.org/RecordsTaxesTreasury>.

Where Is My 2025 Homestead Exemption?

The tax bill you received this month from the Broward County Tax Collector is for the 2024 tax year. If you acquired your home in 2024 and the previous owners of your new home lawfully received Homestead Exemption or any other exemption on January 1, 2024, you may have inherited their exemptions on your 2024 property tax bill. Florida Statutes require these 2024 exemptions be removed and the property be reassessed at the full Just/Market Value for 2025. This may result in an increase in your 2025 property taxes.

It is important that you apply for your own Homestead Exemption in your name if you believe you are eligible for 2025. Your new 2025 Homestead Exemption will be reflected next year on all 2025 property

records, notices, and tax bills. Any pre-approved 2025 Homestead Exemptions will show online in late-December 2024. You can apply for Homestead Exemption and any other exemptions you may qualify for online at <https://web.bcpa.net/bcpaclient/#/HomesteadExemption>. If you have questions regarding your Homestead or other tax-saving exemptions, please contact our Exemptions Department at 954.357.6830.

Quarterly Installment Payments

If you pay your property taxes through the Tax Collector's quarterly installment plan, any newly approved 2024 exemptions will be applied to the 3rd and 4th installment payment amounts. Any adjustments for 2024 are made on the final two quarterly 2024 installment tax bills in December 2024 and March 2025. If my office can ever be of assistance to you, please do not hesitate to contact me directly at martykiar@bcpa.net.

Take care,

Marty Kiar, JD, CFA
Broward County Property Appraiser



THE VISION FOR HOLLYWOOD

Dear Neighbors,

The rise in car burglaries in our community is not just alarming—it's unacceptable. We need decisive leadership that prioritizes safety and security.

I live in Hillcrest building #26 and I know the challenges we are facing. Many of you are my friends, and became family.

I have been fighting for you with the petition to call on Florida Governor DeSantis to give the people relief from the increasing condo assessments.

I am committed to implementing effective strategies to tackle these issues head-on. Together, we can create a safer, more vibrant community for everyone.

Let's work together for a better future!

PLEASE USE THE QR CODE TO SIGN THE PETITION.



VOTE CLAUDIA VILLATORO ON OR BEFORE NOVEMBER 5TH

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PAID BY CLAUDIA VILLATORO FOR HOLLYWOOD COMMISSIONER DISTRICT 6, NON-PARTISAN

AIRBNB'S TURN RESIDENTIAL NEIGHBORHOOD INTO "MOTEL ROW" - by Steve Schneider

Hollywood Lakes is a South Florida neighborhood in Hollywood. But at least part of the middle-to-upper-middle-class enclave is "completely ruined," according to a Hollywood special magistrate who conducted a monthly code compliance hearing at Hollywood City Hall on Sept. 11.

The culprit? Airbnb, which are also known as short-term vacation rentals. So says Special Magistrate Judith E. Secher. Sitting at the dais of the Hollywood City Commission Chambers, she explains: Families buy homes in a residential area for their wives, grandmothers, children, and dogs. "But they're screwed. They're living in motel row" now.

Secher was describing a part of Hollywood Lakes with attractive to impressive homes and leisurely yards near South Lake. Another part of Hollywood Lakes is across Hollywood Boulevard, which leads to the beach and the Atlantic Ocean. It is called North Lake.

On Sept. 11, a poetically malevolent day in American history, Secher warned a representative for a Colombian-based business that it better get its act together. The owners had been operating their Airbnb on South Lake without a license since March. The owners have also been renting out the property by advertising online. This, too, is against the law if the vacation rental property is not registered with the city. About 150,000 people live in this coastal city.

So, the special magistrate ruled the company had 15 days to comply with local ordinances or suffer fines of \$1,000 a day until it comes into compliance.

What happened in front of the special magistrate is an anecdote. But it paints a picture that gets fully developed by City of Hollywood statistics and interviews with residents who endure noise, wild parties, and even criminal activity, including gun fire.

According to city records, there are more than 1,700 Airbnb's in Hollywood. Many are registered. But a Hollywood activist who has been following the problem since 2010 estimates there may be another 1,000 short-term vacation rental properties that don't comply with this basic city requirement. However, an online site pegs the number of Hollywood Airbnb's at more than 5,500.

These cold numbers catch fire when you speak with people who live near the Airbnb. You learn about destroyed swales and speeding that endangers children walking to catch a school bus. Sometimes, gun fire takes aim at otherwise quiet neighborhoods, with vacation rental properties getting wounded. In an extreme case, Terry Cantrell, the president of the Hollywood Lakes Civic Association, says Hollywood Police Department officers found more than 100 spent casings after they got called about a gang shootout.

Cantrell says it was not always this dramatic. He sent me a letter he wrote to the city in 2010. Cantrell warned about the nascent Airbnb population sprouting up in Hollywood Lakes. Back then, folks complained about noise, traffic and possible fire code safety violations. Unfortunately, though, the offspring of those pioneer short-term rentals mutated and multiplied, taking over many homes in the Lakes and spreading across residential neighborhoods around Hollywood. Many are purchased by companies that can afford to outbid people interested in moving into a single-family home. This unleashing of animal spirits capitalism also depletes the availability of housing. It can even decrease the number of families with school-age children, putting strains on the Broward County Public School System which is working on plans to close schools because of dwindling attendance.

But dealing with the explosion of Airbnb's is a complicated matter. That's mainly because the powerful state government in Tallahassee passed a law that "preempts" local government prerogative to deal with short-term vacation rentals.

Localities can enforce criminal laws, and ordinances that cover noise, for example. Unfortunately, the city of Hollywood failed to write a strict Airbnb ordinance that would have been grandfathered in before the state preempted local control in 2011.

The decision to take no action occurred when Peter Bober was mayor. Cantrell was disappointed by the decision of Bober and the Hollywood City Commission, although he puts it in perspective. He says they probably didn't realize that exponential growth in numbers and trouble would follow. However, the failure to act in 2011 got a reprieve of sorts. Three years later, the state Legislature amended the preemption law. That allowed localities to pass some regulations, which the city of Hollywood has done. So Cantrell, the civic activist, gives the city props for its decision a few years ago to employ technology to help residents file complaints about Airbnb.

The consequence of state permission to regulate Airbnb draws mixed reactions from people affected by noise, traffic-related problems and felonious activity. Says Lori Goldstein, a Hollywood Lakes resident and educator, "The city has done a great job with the limited amount of latitude to act allowed to them. But it is limited. Their hands are tied in many areas, and their budget is capped. And some of the owners don't care much about rules and laws and have expensive attorneys to fight for them."

Others, though, are less forgiving and understanding. Bradley Dillon, a former New York City cop, notes Hollywood officials were warned way back in 2010 about the problem. Also, a Hollywood Lakes resident, he reminds people that the brother of the current mayor, Josh Levy, owns local Airbnb's. And Dillon says the city is not strictly enforcing a "three strikes" policy it adopted. That regulatory policy in theory revokes licenses from repeat offenders.

The mayor and other officials in Hollywood declined to tell me about how the three strikes policy is working. Instead, I was told to file public records requests, which can become costly. Despite this resistance, Cantrell says people can access city records online for free. But there's a catch. The free online records usually document current complaints and violations that have not been ruled on by a special magistrate. But he says you probably won't find the history of Airbnb problems that have been settled, making it difficult to determine how many Hollywood short-term rental properties fall under the city's three strikes policy.

GLAZER & SACHS P.A.

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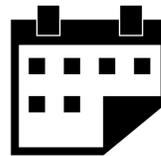


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PROHIBITING POLITICAL YARD SIGNS ON CONDO PROPERTY



To me, any politically divisive activities in a Hillcrest building is like farting in public. Crass and vulgar. The political atmosphere these days can contribute to the cultish behavior of some people. Posting political signs/material in common areas accomplishes nothing. No one is going to “convert”. These are the same people who cannot calmly or intelligently discuss the issues facing our country today.

There are no truths outside their factional beliefs.

But is it OK to post political signs on condo/HOA property? Can a Florida community association legally require its removal? The answer lies in carefully crafted rules that are fairly applied.

A properly adopted rule that prohibits all yard signs—rather than singling out political ones—is likely enforceable under Florida law, with a key exception. Section 720.304 of the Florida Homeowners’ Association Act allows HOA homeowners to display a sign provided by a security company within 10 feet of any entrance to their home.

One common objection to such rules is, “This is America! The First Amendment protects my right to display political signs in my yard!” While that may sound compelling, it’s not entirely accurate. The First Amendment’s protections around free speech and expression apply to government actions, not private entities like homeowners’ associations, which have no direct connection to federal or state governments.

Meet Your Neighborhood Window Expert: Alayn Cintron of Windowlandia



Alayn Cintron, a trusted Hillcrest neighbor and skilled tradesman, has been diligently working with Hillcrest 23 to ensure the building’s rooftop doors meet safety codes.

In addition to these important upgrades, Cintron is the go-to person for residents needing window, screen, or sliding door repairs.

For nearly 30 years, Cintron, who owns **Windowlandia**, has offered his expertise in repairing and installing doors, windows, and glass items, such as mirrors. Cintron is proud of his work, which comes with a one-year warranty.

He is available seven days a week, providing top-notch service to the community, just minutes away from Hillcrest. For inquiries or to schedule a service, call Alayn Cintron at (786) 384-4608 or email him at alayncintron57@gmail.com. See his ad below.

WINDOWLANDIA, LLC



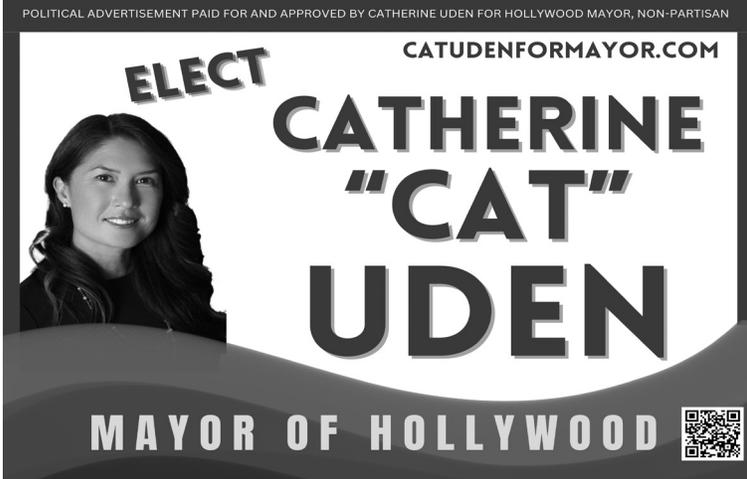
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Call Alain: **Cell: 786-384-4608 Office: 954-630-6174**



CAT UDEN ENDORSED BY SUN SENTINEL - by Steve Schneider



The largest daily newspaper in South Florida, the Sun Sentinel, has endorsed Catherine "Cat" Uden for Hollywood mayor. Uden, a former public-school teacher who now works for an international environmental organization, is challenging incumbent Mayor Josh Levy in the election set for Nov. 5. Early voting begins on Oct. 21, and vote-by-mail ballots have already been distributed.

Here are key reasons the Sun Sentinel supports Uden's candidacy:

1. Uden's Expertise and Vision: The Sun Sentinel praises Uden, 48, for her energetic leadership and detailed campaign platform focused on responsible development, sustainability, and resilience. She stands out in a four-way, nonpartisan race that includes Levy, 46 who has been mayor for eight years; Eduardo Flores, a 29-year-old web developer; and Peter Hanna, 50, a consultant for green businesses in Europe. The newspaper views Uden's background in environmental advocacy as critical for addressing Hollywood's pressing challenges, like sea-level rise.

2. A Change in Leadership: While Levy, a lawyer and general counsel for his family's car dealership, has had a respectable tenure as mayor, the Sun Sentinel believes Uden's leadership would offer a

refreshing change, particularly in addressing environmental concerns with a greater sense of urgency. The other candidates, Flores and Hanna, are seen as lacking the necessary preparation for the role.

3. A Detailed Plan for Hollywood's Future: Uden's focus on issues such as flooding, over-development, and the need for attention to Hollywood's west side sets her apart. She emphasizes the importance of planning redevelopment with careful consideration for infrastructure and resilience, noting that public input is often overlooked in the city's decision-making process.

4. Populist Candidate with a Strong Connection to Residents: Uden is a candidate for "the people," advocating for more accessible city meetings and challenging what she views as excessive development. She has been a vocal opponent of high-rise condos on public lands and has criticized Levy for supporting projects driven by private developers' interests, such as the controversial hotel and condo project at Orangebrook golf course.

5. Concerns About Levy's Conduct: The Sun Sentinel also criticized Levy for his lack of civility, citing a 2022 incident where he publicly insulted residents opposing a high-rise condo project. Uden has expressed concerns that Hollywood is at risk of overdevelopment and losing its unique small-town charm.

As a voter who has experienced Levy's combative behavior firsthand, I can attest to his unwillingness to engage respectfully. During the primary election, Levy approached me while I was distributing literature for Uden. He refused to shake my hand, then he reacted with hostility when he brought up questions that I had emailed him. The questions dealt with a public issue that involved Levy and his family. The mayor also poked me in the chest with his finger. To this day, Josh hasn't apologized for his behavior.

In contrast, Uden has been consistently approachable, listening carefully to residents' concerns and demonstrating a genuine commitment to representing their voices.

After observing both candidates closely, I believe it's time for a fresh perspective in City Hall. Uden's proactive, people-centered approach makes her the best choice to lead Hollywood into the future. To do this, Cat will quit her job to serve our city as a full time mayor.

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



Cindy Abraham



Brian Gaiefsky

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

What does this mean to us? Homes are 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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REDUCING YOUR LIST PRICE - by Brian Gaiefsky, Keller Williams A Team Florida



Sellers are often reluctant to reduce the list price of their property for several reasons:

Emotional Attachment: Many sellers have a strong emotional connection to their property, which can make it difficult for them to objectively evaluate its market value. They may feel their home is worth more due to memories.

Perception of Value: Sellers often believe their home is unique or superior to others on the market, which can lead them to think it should command a higher price. This belief may not align with market conditions or comparable sales.

Financial Expectations: Sellers may have financial goals tied to a certain sale price. They might need a specific amount to cover their mortgage, fund a new home purchase, or meet other financial obligations. Reducing the price could affect their ability to meet these goals.

Fear of Undervaluation: Sellers worry that reducing the price will signal to buyers that there is something wrong with the property or that they are desperate to sell, potentially leading to lower offers.

Initial Overpricing: If the home was initially priced too high, sellers may be reluctant to reduce it, hoping that the right buyer will come along. They may not want to accept that the initial price was unrealistic.

Market Conditions: In a declining or slow market, sellers may hope for market conditions to improve rather than reducing the price. They

may be willing to wait for a better time to sell, even if that means leaving the property on the market for longer.

Advice from Agents or Others: Sometimes sellers receive conflicting advice from real estate agents, friends, or family. They may be told to “hold out” for a better offer, which can create hesitation about price reductions.

We offer our clients detailed analytics showing how many people have viewed their listing, along with insights on the viewers' current city or county of residence. If you'd like to receive these analytics for your property or simply want a professional evaluation of your property's current value, email us at info@ATeamFlorida.com.



SEPTEMBER MARKET REPORT

by Cindy Abraham, Keller Williams A Team Florida



At one point we were up to 85 listings. As of this writing we are down to 80 but only because many expired. The market is very sluggish right now. We are not even seeing showings on listings in the first couple weeks which is very alarming. In a buyer's market, most show requests take place in the first two weeks. The majority of our buildings are in good financial shape and have completed the mandated 40 or 50 year safety inspections. Many have already completed their reserve studies. The biggest boost to the market will be if the State extends the deadlines for the requirements from January 2025 and gives the buildings that need it time to comply. And unfortunately, if buyer agents have a problem in one building because of outstanding requirements or refusing to carry proper insurance or too high deductibles, they think that all of Hillcrest is in the same boat and stop showing our properties.

Between the interest issues, condo safety issues and the time of year, we only had FIVE go under contract the entire month of September. Ten closed. Going against trend, only one was a one bedroom unit. A beautiful corner unit in a rental building sold for \$349,900. We had the two highest 2/2 closings: one high rise and one in the low/midrise buildings. All three highest sales were over the top remodels. Only four of the closed sales did not lower their price during the process. One of our buyers successfully closed this month and got a great deal on a corner that would have sold at a higher price a couple months ago.

There are currently 12 available rentals. Three one-bedrooms ranging from \$1950 to \$2000. Nine 2/2 units ranging from \$1990 to \$2400. The one unit that went under contract in September, was a 2/2 listed for \$1900. Two rented, a nicely remodeled 2/2 corner for \$ and a beautifully remodeled 1/1/1 for \$1850. Both rented in under 30 days, after one had a deal that fell through, probably due to condo approval. Most of the buildings that allow rentals thankfully have tightened up their guidelines and some even fine the unit owners for tenant violations. We are getting renters who have the "pride of ownership" mentality and make great neighbors.

HILLCREST CLOSED SALES DURING SEPTEMBER (R-Rental building, C- Corner unit)

Building	Address	SF	B/B	List Price	Sale Price	DOM
RC-24	4200 Hillcrest Dr #619	1284	2/2	349,900	349,900	40
22	4350 Hillcrest #612	1216	2/2	260,000	260,000	61
R-20	919 Hillcrest #803	1100	2/2	259,000	250,000	10
25	3800 Hillcrest #821	1132	2/2	249,900	249,900	51
15	4800 Hillcrest #306	990	2/2	239,000	225,000	32
21	4400 Hillcrest #116	1132	2/2	234,900	230,000	43
25	3800 Hillcrest #1007	1714	2/2/1	220,000	200,000	142
22	4350 Hillcrest #715	1132	2/2	217,000	207,000	25
C-22	4350 Hillcrest Dr #111	1499	2/2	195,000	195,000	68
21	4400 Hillcrest #807	844	1/1/1	170,000	165,000	99

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Single family homes and townhomes are moving at the lower end of the price spectrum. Of the twelve active listings, seven are 4-5 bedroom single family homes with five priced over 1 million: 3 waterfront. The remaining listings (two singles priced at 900K and 950K) as well as five listed townhomes are all 3/2/1. The townhomes range from 574K to 800K and from 1421SF to 1881 SF. Three went under contract during September and four closed.

As for rentals, they seem to be moving also. There are 10 active rentals, and if you see that I designated a property a single family instead of a townhome, that is because the agent listed it that way. Not sure why they do that, it is obvious when the client drives up that it is a townhome. Four were rented during September and they are listed below.

If you have questions about the market, please give us a call. We are here for our neighbors whether you are planning to sell, rent, or just want to monitor sales. We can put you on auto-notification for your neighborhood 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.

SEPTEMBER PENDING SALES

ADDRESS	SF	B/B	LIST PRICE	SALES PRICE	DOM	WTRFT
S-4729 Greenway Dr	2183	4/2/1	850,000		120	No
T-1253 Eucalyptus	2166	3/2/1	749,900		64	No
T-1504 Myrtle Oak	2029	3/2/1	645,000		135	No

SEPTEMBER CLOSED RENTALS

ADDRESS	SF	B/B	LIST PRICE	RENT PRICE	DOM	WTRFT
S-1595 Trailhead Terr	2220	4/2/1	899,999	899,000	108	Yes
T-1524 Myrtle Oak Terr	1776	3/2/1	674,000	650,000	77	No
T-915 Banyan Drive	1824	3/2/1	625,000	585,000	93	No
T-4012 Long Leaf Ln	1421	3/2/1	560,000	524,000	33	No

SEPTEMBER PENDING RENTALS

ADDRESS	SF	B/B	LIST PRICE	RENT PRICE	DOM	WTRFT
S-1036 Banyan Dr	2164	3/2/1	4,700	4,700	28	No
T-931 Banyan Dr	1920	3/2/1	4,500	4,500	18	No
T-4810 Eucalyptus Dr	1421	3/2/1	3,500	3,500	56	No
T-4012 Poinciana Ln	1421	3/2/1	3,350	3,350	100	No

October Kitchen Korner - by Cindy Abraham

Last month I gave you a recipe for Creole Mustard sauce that is great on just about anything, but I had used it for Chicken Cordon Bleu. We ran out of room so I couldn't include the Chicken Cordon Bleu recipe. It is an old time favorite, and I hadn't made it in years. It is included below.

I found another classic recipe for Monte Cristo Sandwiches, which have also been around forever. I made the Ham and Cheese one with grape mostardo. Never heard of it until I saw it in a cooking magazine, but I made it, and it does jazz up a sandwich. Recipe below. I made the ham and Swiss version but after Thanksgiving, I will make the turkey and Swiss one with cranberry mostardo. That recipe is below also.

CHICKEN CORDON BLEU FOR TWO

2/3 cup panko crumbs
1 TBS unsalted melted butter
2 oz. Gruyere or Swiss cheese cut into 2.5 X 1.5 sticks
4 thin slices deli ham
2 large thin chicken breasts
4 tsp Dijon mustard
1 large egg lightly beaten

Preheat oven to 400 degrees with rack in upper middle.

Toss panko with melted butter, season to taste, in a shallow baking dish. Bake until golden brown, 5-7 minutes stirring halfway through. Let cool completely.

Roll up each piece of cheese in ham, tucking in sides. Smear mustard on each chicken breast. Place ham roll on top and roll tightly. Place toothpicks at either end to secure. Place seam side down in baking dish.

Brush tops of chicken rolls with egg and dip into panko mixture pressing gently to adhere. Place crumb side down in baking dish. Bake until thermometer placed in breast part registers 160 degrees, about 30 minutes, rotating pan halfway through. Remove toothpicks before serving.

MONTE CRISTO SANDWICHES FOR TWO/* Ham or Turkey

A large egg, 2 TBS milk
1 TBS confectioner's sugar
(plus some for dusting)
1 tsp vanilla extract
¼ tsp ground cinnamon
Dash salt

4 slices wheat sandwich bread lightly toasted
*2 TBS raspberry jam or cranberry sauce
4 slices Swiss cheese *4 oz.
ham or turkey, 4 tsp Dijon mustard, 2 TBS butter

Heat oven to 350 degrees. Whisk first 6 ingredients together in an 8-inch square baking dish.

Arrange toasted bread slices on a large cutting board. Spread jam evenly over two slices. Top each slice with 4 slices brie and 2 oz. of the ham. Spread Dijon on one side of remaining slices and set on top, mustard side down.

Melt 1TBS butter in a large nonstick skillet over medium heat and brown both sides of sandwiches, adding more butter if needed.

Place sandwiches on a wire rack over a baking sheet and bake until Brie is melted, about 5 minutes. Remove from oven and dust with confectioner's sugar before slicing and serving.

Go ahead and make the whole batch of Mostarda because you are going to love the other recipe below that uses it also. Mostarda is also a delicious addition to a charcuterie.

GRAPE MOSTARDA

2 ½ cups red seedless grapes
¼ cup sugar
¼ cup red wine vinegar
¼ cup red wine
1 TBS yellow mustard seeds
Salt and pepper to taste

Combine everything in a medium saucepan over medium. Bring to a boil, stirring often and then simmer for 30 minutes, continuing to stir often. Remove from heat and let cool completely.

CHEATER CRANBERRY MOSTARDA – Substitute the grapes and sugar with a can of whole cranberry sauce and ½ cup white wine vinegar, a little cinnamon and the mustard seeds and use the recipe above.

And since we have been on a sandwich kick (always using high fiber bread to keep it healthy, here are two more that we love:

GRAPE MOSTARDA AND PROSCIUTTO PANINI

4 ½" thick sourdough bread slices
2 thick slices cheddar cheese
1 oz. crumbled blue cheese
4 slices prosciutto (about 2 oz.)
2 TBS softened butter

Spread one side of all four bread slices with mostardo. Top 2 with 1 slice cheddar, ½ oz. blue cheese and 2 slices of prosciutto. Close the sandwiches and brush outer sides with butter. Heat a large skillet over medium, place sandwiches in skillet and top with a heavy cast iron skillet, pressing down. Flip sandwiches when browned on the bottom, place skillet on top and brown the top, about 2 minutes per side. Serve.

SPINACH DIP FRENCH BREAD

One wheat baguette or a loaf of Publix Italian whole grain split in half lengthwise and then crosswise
2 TBS olive oil
6 oz. spreadable garlic and herb cheese like Boursin or Alouette
1 cup finely chopped baby spinach
2 TBS chives
¼ cup grated parmesan

Place the four bread slices cut side up on a baking sheet and brush with olive oil. Spread each with the garlic and herb cheese, top with spinach, chives and grated parmesan. Drizzle with olive oil. Broil until golden, about 2 minutes. Cut into smaller pieces if you want, and sprinkle with more parmesan.



KITCHEN TIPS



Peeling a hard-boiled egg: one of the most annoying things ever. Cut the egg in half and scoop each half out with a spoon.

Thin sliced onion: my knife skills are not that great, so I use a vegetable peeler – works perfectly!

Melting butter in a microwave. So fast and easy until it pops and splatters all over the place. Put a small container of water next to it. Not sure why it works but it does.

Remember when I printed the Cajun Crab and Corn Soup/Chowder recipe? If you haven't made it, you need to; it is so good. I said I grated a potato to thicken it to make it a chowder instead of a soup. One reader said she buys a box of instant mashed potatoes and uses them only for that purpose. Can't wait to try it!

If I already told you this one, it is worth repeating. Throw away your small meat tenderizer/mallet. Use a small heavy pan instead. It can pound a whole chicken breast thinly in minutes.

Have at least one portable wooden cutting board with the oval opening at the top. When chopping onions, etc. just put a bowl under the opening and slide the chopped vegetables with the back of your knife right into the bowl.

LABELS



Ha! You probably think I'm about to go on a rant about people who label or name-call, right? Not this time! Instead, let me tell you about the kind of labels I actually love. Brian got me Avery 5430 labels, which are perfect because they stick, stay, and are easy to peel off with no residue. They're fantastic for labeling my

Debbie Meyer green storage containers (also a gift from Brian). These containers keep veggies fresh for ages, so I always transfer things like spinach, shredded carrots, and celery into them as soon as I get home. Since the containers are stackable, it can be hard to tell what's inside, but these labels solve that problem beautifully.

You can grab 504 small, removable labels on Amazon for about eight bucks—totally worth it! Does Brian ever get me flowers or candy? Never. And I wouldn't want them. One of the best gifts he ever gave me was a portable ironing board with two large laundry hampers underneath. That's when I knew—he really gets me!

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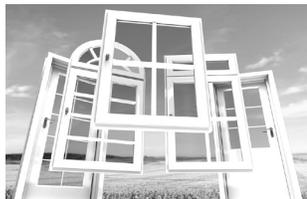
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CHOICES: IT'S OUR CHOICE HOW WE LIVE LIFE

by BK Sr. Chirya Risley, Peace Village, Haines Falls, New York, submitted by Etta Stevens



Life is all about choices. Every situation is a choice. You choose how you react to situations. You choose how people affect your mood. You choose to be in a good mood or bad mood. The bottom line: It's your choice how you live life. Nothing will make you happy until you choose to be happy. We have to choose to get to a point where our mood doesn't shift based on situations and insignificant actions of someone else.

Do not allow others to control the direction of your life. Do not allow your emotions to overpower your intelligence. Self-control is strength. Calmness is mastery.

Choosing outside 'props' gives temporary satisfaction as they have a limited shelf life! Spending time looking without increases our desires. We lose interest moving on to the next best thing and the next and on and on, and in this way, we lose our self-worth. Inner cheer is destroyed by a conscience which bites. Telling the self-off is a terrible habit, it subtly shapes a nature of sorrow. Don't be hard on yourself when making a mistake. It's much more effective to be handled with love.

Unconditional love is always our choice. Love is our inherent nature, our natural state of being. It has nothing to do with others. When we remain in constant awareness and connection with our own energy of love, my feelings of love for people are not dependent on their behavior even when their words or behavior are not right. Love means accepting and respecting people as they are, caring for their wellbeing, no matter how they behave with us.

Start loving and enjoying your own company by first returning to the center of yourself. It is the journey of one second and is the regular destination of clever souls. Appreciate your inner beauty. Deep inside our consciousness is an oasis of peace and love. This molten core of the soul is not hot like the earth's center, it is cool. It is a source of inner power to fuel our mind and intellect, so we can create powerful thoughts, make accurate decisions and learn to do everything in a worthwhile way. When we choose to go within to this center, we easily can connect with God's power. Peace and love become our companions, positivity our partner, and we are able to chill out in one second, anywhere, anytime.

When I choose to spend the time looking within, I get to know myself better. I maintain a continuity with my inner self and realize where I need to change. Wanting others to change is of no use; they are not in our control. Choose to have no expectations of others. The only person we can choose to change is ourselves. It's for ME... to take back the power to control our minds.

MEDITATION IS THE WAY TO FIND THE ACCEPTANCE THAT YOU ARE A LIGHT-FILLED BEING. OUR SOUL IS CONSTANTLY EMITTING LIGHT TO THE WORLD AND SENDING IT TO THE SOULS ON THIS PLANET THAT ARE SUFFERING. IN MEDITATION WE DO THIS NATURALLY AS WE CONNECT OUR HIGHER POWER, THE SUPREME SOUL OR WHATEVER NAME YOU CALL HIM. HE IS ONLY ASKING TO BE REMEMBERED AND WE AS SOULS DO THIS WITH GREAT LOVE AND AFFECTION FOR ALL HE HAS GIVEN TO US UNCONDITIONALLY. GIVE LOVE AND TOGETHER YOU WILL FEEL THE LOVE COMING RIGHT BACK TO YOU SO GIVE IT FREELY WITHOUT EXPECTATIONS.

"Radiate an energy of serenity, love, and peace so that you have an uplifting effect on those you come into contact with."

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.

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FEMA changed the flood maps effective 8/1. The map change resulted in some association moving into a flood zone which would require them to purchase a flood insurance policy.

That said, if you are on a board and your insurance agent is telling you that the building is now in a flood zone and the association must purchase flood insurance, please reach out to me directly.

The association could qualify for a LOMA (Letter of Map Amendment), which takes the association out of the flood zone and would make carrying flood insurance no longer a requirement. Additionally, the association might be able to utilize an existing LOMA that is already on file to remove them from the flood zone.

Lastly, if the building does not qualify for a LOMA and is required to purchase flood, they could qualify for an Elevation Certificate. The Elevation Certificate basically shows FEMA that the building sits at a higher elevation than what they are rating at resulting in a lower flood insurance premium.

Both the LOMA and Elevation Certificates are done by an independent FEMA flood surveyor that I have access to.

Sincerely,

Dante M. Frettoloso
Commercial Insurance Advisor
Brown & Brown Insurance Services, Inc.
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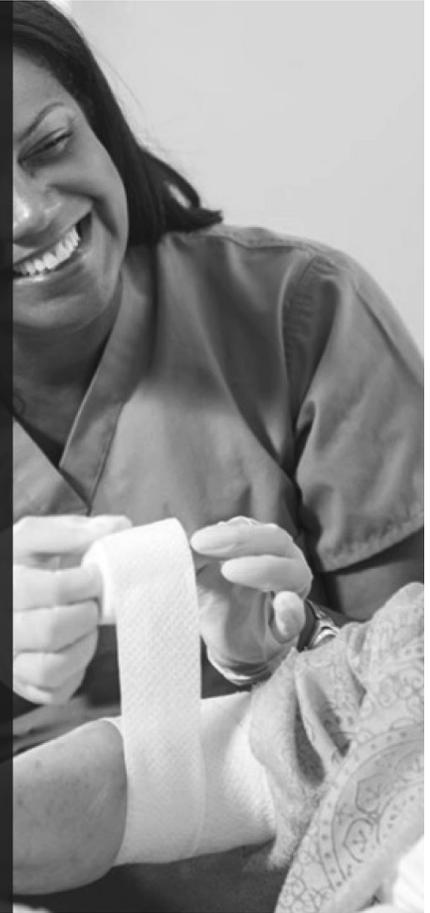
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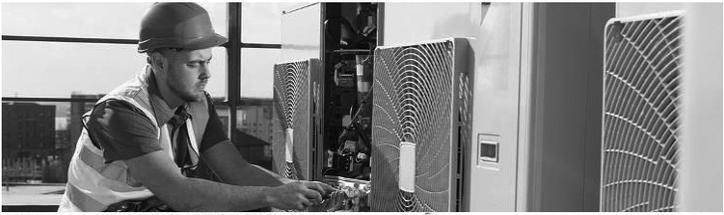
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