Hillcrest No. 4 Condominium Association Inc.

1000 Hillcrest Ct. Hollywood, FL 33021

Notice of Quarterly Meeting Wednesday August 6, 2025 Clubhouse #2

**The next quarterly meeting of our residents will be Wednesday August 6th in Clubhouse #2 at 7:00 PM.**

At this meeting you are requested to vote yes or no for a waiver of Florida statute HB 913, which allows our building to pause the required Structural Integrity Review Study (SIRS) for up to 2 years. We will use that delay to fund, with already accrued reserve funds, to install a new elevator system. There will be zero out of pocket cost to the residents for the new elevator system.

This will be a majority vote of all our residents.

By law we are required to have installed a door lock monitoring/mechanism system on the elevator. This will cost the residents $11,000.00. If any upgrades are required in the future, this door lock monitoring system could be obsolete. The board opposes spending this money.

The board instead wants to invest in the future welfare of the building by totally overhauling an antiquated system that has failed on several occasions in the last several years, leading to costly service calls, and even worse, several instances of residents being trapped in the elevator for extended periods of time. These shutdowns in service have cost us time and money. The cost of the overhauling and updating to a state of the art, computerized elevator system is $62,000.00. To update the system but control costs we have decided to delay the modernization of the elevator car for a future date. Estimated cost of car refurbishment is $12,000, which will be delayed into the future.

Residents will be asked to vote by email, proxy or ballot. Your vote is private. Board members will disseminate information to you over the next several weeks.