Hillcrest No. 4 Condominium Association Inc.

1000 Hillcrest Ct. Hollywood, FL 33021

Minutes of Meeting 6-24-2025

1. Call to order. 7:00PM
2. Emma Financials
3. Vote to increase HOA $40.00 on 1-1-26 Passes 6-0
4. Assessment collection-Several residents being unable to pay full assessment financial agreements to pay off full amount by June 2026.
5. My Safe Florida- prohibitive cost for roof straps Roof straps will be addressed in 10-12 years when new roof will be necessary.
6. Insurance
   1. Saved About 4k renewing in May vs. June
   2. We will finance General Liability portion by financing because of necessary elevator repair.
7. Elevator door closer needs to be replaced per motion Elevator. Estimate of 15k cost. We are in process of getting 3 proposals to review and complete ASAP.
8. Use of credit scores to screen applicants-An amendment will be added to Declaration of Condominium to include credit score as a condition of prospective buyers for approval.
9. Vents in soffits
   1. We need to fix several on North side of building
   2. All building vents will also be checked and replaced as necessary
10. Service/ESA deadline June 30th
11. Dying plants next to walkway to be replaced
12. Seal Coating later in year after rainy season.
13. Adjournment. 8PM