



INSIDE HILLCREST

CONNECTING NEIGHBORS TO NEIGHBORS

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APRIL INSIDE HILLCREST

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IMPORTANT ANNOUNCEMENT NUMBER ONE: THE FLORIDA GATORS WON THE NCAA CHAMPIONSHIP 65-63!

I'm not a huge basketball fan, but I am a Raving Gator through and through. I even broke my bedtime rule of "no consciousness after 9pm" and took a nap like a responsible elderly toddler just to make it to tip-off. Houston was ahead the ENTIRE game, sometimes by 12 points! The Gators led for less than ONE MINUTE, but as it turned out, that's the only minute that mattered. It was a real nail-biter. Sorry for the "Gator Gushing", but my heart survived and I'm just so proud.

IMPORTANT ANNOUNCEMENT NUMBER TWO:

I know that many of us are a bit concerned about the Stock Market volatility, especially if we have retirement funds invested. But **David Treece** is my guy, and I totally agree with his article this month. I was thinking the same thing, and it made me feel a lot better. Be sure to give it a read on page 14.

MOST IMPORTANTLY

Thank you to everyone who brought hard copies of the petitions to the April 3, 2025, HLC meeting. A full report on the meeting can be found on page 2. While Buildings **16, 18, 20, 21**, and Parkview (along with Buildings 22-26 to a degree) will be most directly impacted, this project threatens to fundamentally change the character of our entire community—and not for the better. It's inspiring to see Hillcrest residents stand together.

A special thanks to **Ray Chait, President of Hillcrest 16**, who first raised the alarm and has been leading the charge with critical research and next steps to ensure our success. And to **Andrea Rosenkranz, President of Hillcrest 10** who created the digital platform that garnered close to 700 signatures.

I am proud to report that all 24 Hillcrest buildings and Parkview participated, and we exceeded our 2000+ goal, with more than 2,300 signatures. All petitions and the 2016 Declaration of Restrictive Covenants, which requires 80% unit owner approval to expand units in the PUD, have been presented to our Mayor and City Commission, as well as to members of the Planning and Development

Board. Hopefully, they realize that our massive response reflects how a vote would likely go.

To qualify for government tax breaks, the project is being branded as "affordable housing" geared to "first responders, medical personnel, and teachers." This language may sound noble, but it's disingenuous—and insulting to the very people it claims to serve. If the goal is to help our local heroes, it would be best to build quality, affordable condos they can own, in areas legally zoned for that use—so they can invest in their futures, not just rent indefinitely. Ever heard the expression, "I am so mad, I spit nails"? If they had thrown in "veterans," I might have spit enough nails to build a 10-story high-rise myself.

Next step: We must show up in force at every City Hall meeting with the Planning & Development Board, Economic Development, and the City Commission. We have both the right and the responsibility to present alternatives that protect our quality of life. With a Restrictive Covenant on record and a few thousand rentals already planned on Hillcrest borders, granting exceptions sets a dangerous precedent that must be challenged.

In the meantime, please join us at our upcoming TOWN HALL MEETING: THURSDAY, MAY 1ST 2025 | 6PM | Large Clubhouse | 4600 Hillcrest Drive

NEW ADVERTISER

Lynne Gurst, my neighbor in Hillcrest 27, uses **Dave's Car Wash**, and now I know why. He comes to *the building*, zero effort required. I get my car washed once a year, whether it needs it or not. WOW. Turns out my car is actually **white**. Who knew? He didn't just wash it; he detailed the interior so well I was scared to touch anything. His prices are criminally low; I almost feel guilty. Almost. Just don't book all his time, I'm already planning next year's wash. Dave's business card is on page 9.

TINA, THE PLANT WHISPERER

I do not have a green thumb. I can kill silk. Every time I buy a basil plant from Publix; I assume it's a two-week hostage situation before it is doomed. Enter my neighbor, **Tina**

DePasquale, plant whisperer, herb goddess, and miracle worker. She can make anything grow. I finally begged her for help and voila! I can now keep a basil plant alive for a whopping six months. Feeling cocky, I branched out (get it?) and added rosemary and sage to my balcony lineup.

But when I ordered an expensive Miracle Berry plant and wanted to keep it alive, I turned to Tina. She graciously added it to her plant kingdom. At the time, it was the off-season for berries, so I had to settle for ordering Miracle Berry tablets, which work in the same way but fresh is always best, Miracle Berries are famous for making sour or metallic-tasting foods delicious—especially helpful for cancer patients undergoing treatment. A couple weeks ago, Tina called and said the plant was now in bloom and gave me six berries so far. If you know someone in Hillcrest/Parkview struggling to eat due to a medical condition, email me at info@HillcrestLC.com, and I will drop some off to you. See page 14 for how they work

AND OUR SPOTLIGHT ON FEATURE

I'm not exactly sure when I first met **Lynn Solte** my neighbor on the 6th floor but at some point, we started exchanging emails. Then one day, out of the blue, she casually dropped a link to her *new book*. Wait, what? A book? Naturally, I Googled her, and to my surprise, Lynn is a published author. Not just any author, either. She writes stories so powerful and emotionally gripping, you can't put them down. Her novel ***In the Blink of an Eye*** follows a teenage Jewish girl's harrowing journey during the Holocaust. ***Lydia's Story*** is set in the era of slavery, centered around a courageous young girl. I ordered both and read them in under a week. You can find Lynn's books on Amazon—glowing reviews and all. And the best part? She's happy to personally sign your copies. See page 9.

SPEAKING OF NEIGHBORS...

It's wild how you can live in the same building for years and still meet someone new, someone who, it turns out, has lived there longer than you! I once asked a woman if she was new to the building, and she snapped, "I've lived here for 30 years!" Okay, then. My bad. It doesn't help that I now have facial recognition disorder (yes, it's real, and yes, it's as embarrassing as it sounds). Recently, I was in the elevator with a woman I didn't know when I noticed a crooked posting. Naturally, I adjusted it. She stared at me. I smiled and said, "I'm anal." She smiled back replied, "Hi, Anal." Things went downhill fast as I attempted to explain, in my finest Spanglish, that "Anal" was not my name.



APRIL 3 HLC MEETING – by Steve Schneider



At the April 3 Hillcrest Leadership Council (HLC) meeting, leaders announced that all 24 Hillcrest condo buildings, along with Parkview and Hillcrest homeowners, united to collect over 2,300 signatures opposing a proposed affordable housing rental high-rise on Hillcrest Drive. The meeting, chaired by **HLC Secretary Cindy Abraham**, was held at Rec Room II, 1151 S. Hillcrest Court. The petitions—gathered both in traditional hard-copy form and online—will be presented to **District 6 Commissioner and current Vice Mayor Idelma Quintana**, a regular attendee of HLC meetings.

Ray Chait, President of Building 16, stressed to the packed room that it is important for Hillcresters to come together to hire a land use attorney to fight for our rights. Chait has led the charge against the construction proposal for Tobin-owned land at 1101 Hillcrest Drive which is across the street from Championship Academy and a block away from Orange Brook Elementary.

Among other things, Chait produced a **Declaration of Restrictive Covenants** that was filed with Broward County in 2016. It states that **80% of unit owners in the Hillcrest Planned Unit Development** must approve expanding the number of allowed units in the PUD. The PUD is maxed out, which is why the developers are asking the City of Hollywood for a special variance, among other requested changes based on rules and ordinance.

Chait and Abraham believe the community needs at least \$25,000 to hire an attorney who is an expert in land use and zoning issues. That attorney would advocate for us based on law and the Restrictive Covenants document. We can raise the money, they say, if all 24 buildings contribute or assess each unit owner \$10.

Early in the meeting, Quintana spoke to the audience. She indicated that there is still time to have resident concerns and suggestions heard in the required city-run process. After the meeting, she sent an email to Inside Hillcrest with a link that explains how the process works: <https://www.hollywoodfl.org/1572/Changes-to-the-City-Development-Review>

Quintana also explained that experts at the city **Technical Advisory Committee** come from several professional disciplines, who have already reviewed the technical aspects of the submission. **Harwin-Tobin 1101 LLC** is working with **The Housing Trust Group**, which helps developers obtain Low-Income Housing Tax Credits. The Trust has reached several other agreements with the City of Hollywood to build “affordable housing”.

After the developers come in compliance with suggestions from the TAC, Quintana said the plan then advances to the **City of Hollywood Planning and Development Board**. Hillcrest residents will be notified about this meeting, she said, and will be able to voice their opinions.

The Planning and Development Board reviews all the information it has collected and then makes a recommendation to the Hollywood City Commission. The Commission will hold two meetings at which residents can speak. Our mayor and commissioners have final say on whether the developers get some or all of what they want from the City of Hollywood.

According to Quintana, she met with the **Director of Development Services** at City Hall prior to the Hillcrest meeting. Director **Andria Wingett** told Quintana the developers had not yet responded to all the suggestions from TAC.

Our City Hall representative also asked Hillcrest leaders to start thinking of what alternatives they might want to propose for the 1101 Hillcrest Drive property. This is important, Quintana said, because state law gives landowners broad rights to develop their land. So, even if the proposal gets approved by the city commission, it might evolve based on comments from Hillcrest residents who are intimately affected by the additional housing.

In fact, at the HLC meeting, **Lori Limardo, VP, Building 25** expressed concern that the plan only calls for 136 parking spaces for 120 rental units, plus an office facility on the ground floor. Hillcrest, she said, is already overwhelmed with traffic and a lack of parking spaces. If built, she noted, this development would most certainly compound the problem. The City of Hollywood is in the process of approving two plans from developers, which will **add over 1,400 rental units on N. Park Road and Pembroke Road which border Hillcrest**.

As the meeting neared its end, residents learned that **Officer Josh Grotenhuis, our Hillcrest HPD Neighborhood Team Leader**, is the proud father of a new baby boy. Gabriel was born on March 17. He joins three siblings, a two-year-old daughter and two half brothers, who are four and six.

In police blotter news, Grotenhuis said car burglaries have dropped since his last appearance at the March 6 HLC meeting. He also repeated his concern that criminals are targeting Hondas right now. But the officer invited everyone to keep their car doors locked, consider buying a club-like device for the steering wheel, and take valuable items with you when you leave the car.

And Grotenhuis and Quintana distributed a hard-copy informational sheet which also appears online at the city website. They asked building leaders to post the notice in a conspicuous place so residents who don't use computers can learn about the computerized speeding cameras operating in school zones. Several people at the meeting said they had already been ticketed. In an amusing aside, Grotenhuis pointed out that the cameras don't discriminate. Officers who speed in school zones are also held accountable by their superior officers.

Quintana also handed out a pamphlet about the free **Hollywood Community Shuttle**. The pamphlet explains how the service works, and provides times and routes for the Hollywood Southwest Loop, which makes several Hillcrest stops. For information, call **(954) 967-4357, Monday through Thursday, 7 am to 6 pm**. You can also go to the City of Hollywood website.

As the meeting concluded, Abraham announced Hillcrest will hold a **Town Hall Meeting, May 1, at 6 pm, at the large Clubhouse, 4600 Hillcrest Drive**, for all Parkview and Hillcrest residents. This meeting will address the proposed development and finalize our efforts to retain a Land Use Attorney.

COMMISSION in the COMMUNITY

Wednesday, April 23
6 – 8 pm

**Hollywood Beach Culture &
Community Center**
1301 S. Ocean Drive



The Hollywood City Commission invites the community to an open forum where they can take part in a conversation with their City Commissioners and fellow Hollywood residents.

Commission in the Community forums take place in each district of the City. Each meeting is facilitated by the District Commissioner for the area where the meeting is held. Every gathering begins with a welcome from Mayor Josh Levy followed by an open forum moderated by the District Commissioner representing the area where the meeting is held. This forum will be hosted by District 1 Commissioner Caryl Shuham.

This Commission in the Community will also offer a chance to engage with the many civic associations and service organizations that help make Hollywood such a vibrant and thriving city.

6 – 6:15 pm

Meet and greet with Commission members

6:15 – 8 pm

Prompt start to open forum with Commission members



For more information, please call the Office of the Mayor & Commissioners at 954.921.3321.

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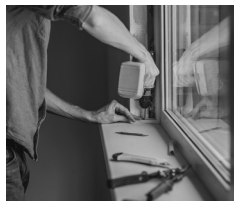
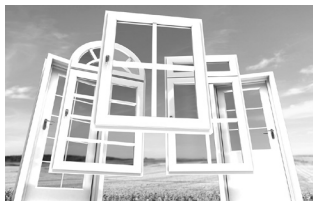
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“BECOME A PROPERTY MANAGER IN JUST ONE DAY!” – by Cindy Abraham



That's the promise I saw in a recent email ad. One day. That's all it takes to start calling yourself a Property Manager and tap into Florida's red-hot condo/HOA market. Tempting, right? The ad went on to say: *“With our one-day property management course, you'll unlock a world of opportunity—whether you want to manage your own investment properties or launch*

a career as a professional manager. Learn the skills, responsibilities, and functions you need to step into the role and start expanding your professional horizons.”

Sounds impressive... until you take a closer look. I used to be blown away by people running for condo boards who held a CAM (Community Association Manager) license. Many also held a real estate license, although they didn't necessarily have much success in that area either. I assumed having that credential meant something; that it guaranteed professionalism, **ethics**, and experience.

But here's what I've learned: Some people chase titles—not knowledge. And worse, a few chase kickbacks. I used to think Property Managers could legally earn referral fees from vendors they brought into the building. That revelation helped explain why some questionable managers push to replace vendors the moment they walk through the door. I learned about one who ditched the building's trusted plumber in favor of an unknown company—and then recommended them to unit owners for water heater installations... without a permit. I guess that's the kind of shortcut mentality you get when credentials are handed out in a day.

Specifically, Section 718.111(1)(a), Florida Statutes, was amended to preclude an officer, director, or manager from knowingly soliciting, offering to accept, or accepting a “kickback” as defined by Section 718.103(20), Florida Statutes, as **anything or service of value**, for which consideration has not been provided, for any officer's, a director's, or a manager's own benefit or that of his or her immediate family, from any person proposing to provide goods or services to the association.”

Any officer, director, or manager who does so commits a felony of the third degree, which carries a term of imprisonment not to exceed 5 years and a fine not to exceed \$5,000. Such conduct is also subject to civil penalty through the Division of Florida Condominiums and removal from office, which has left many Board members and Managers alike wondering if they should continue to accept gift cards from a local realtor for steering listings her way.

But let me be clear: There are exceptional Property Managers out there. Professionals who lead with integrity and not only know their craft inside and out, but they also put the interests of unit owners above all else. Two names come to mind right away: **Yana Perez and Sandy Goldstein**.

These weren't just hired managers—they were fixtures at Hillcrest Leadership Council meetings. They didn't show up to be seen. They showed up to **learn**. Because real leaders never stop growing. I also have tremendous respect for board members who take the time to dig into the Florida Statute 718, who study their association's bylaws, and who earn a CAM license **not for the title—but for the knowledge**. That's the kind of leadership every community deserves.

GATEKEEPERS OF MISERY: WHEN CONDO BOARDS FORGET THEIR REAL ROLE – by Cindy Abraham

It's always disheartening—no, infuriating—to see a building board filled with petty, power-hungry individuals who treat their position like a personal fiefdom, forgetting entirely that they were elected to serve, not to rule. Worse yet, this type of toxic behavior seems to crop up far too often in over-55 communities, where certain board members wield age restrictions like weapons rather than using them as tools to enhance residents' lives.

Let's get one fact straight: To maintain an over-55 designation, **80% of occupied units must have at least one person aged 55 or older - period**. Nothing more, nothing less. This is designed to allow flexibility, not oppression. It ensures that families can inherit units, that adult children (over 18) can live there if needed, and that a surviving spouse under 55 can stay in their own home without fear of eviction.

Yet somehow, I keep encountering stories that defy common sense and decency. I'll never forget one building president who wanted to amend their by-laws so that **absolutely no one under 55** could reside in the building—not even in cases of inheritance, marriage, or caregiving. I asked her point blank: *“If a 60-year-old husband dies, are you planning to kick his 53-year-old widow out before or after the funeral?”* Who thinks like this? Thankfully, even her own board rejected the idea. But the fact she could seriously suggest such a thing is chilling.

Now, I'm hearing about another building where no sale is approved if even one person is under 55, and worse, where an elderly resident isn't even allowed to have their under-55 son or daughter move in to care for them. Imagine penalizing someone for trying to take care of their aging parent. How heartless and short-sighted can a board be? To the people enforcing these cruel policies: **Who are you?**

You were elected—just like government officials—to represent your community and improve lives, not make them miserable. If you think your job is to gatekeep and oppress rather than serve and support,

you've fundamentally misunderstood your role. And to the residents tolerating this behavior, I say: **Why accept it?**

Let's be clear on the actual rules under the **Housing for Older Persons Act (HOPA)**:

- **80/20 Rule:** At least 80% of occupied units must have at least one person aged 55 or older.
- **Under 55 Restrictions:** Communities may impose limits on those under 18—but not as a blanket rule against anyone under 55.
- **Age Verification:** Communities can require documentation to ensure compliance.
- **Exceptions:** The remaining 20% “cushion” is there precisely to accommodate reasonable exceptions—like younger spouses, adult children, or caregivers.
- **Florida Law:** Allows 55+ communities but does not require 100% of residents to be 55 or older.
- **Guest Policies:** Limits typically apply to short-term stays by minors, not adult family members.
- Even HUD recognizes that life happens—people pass away, divorce, remarry, or need family support. The 20% cushion exists to provide flexibility and humanity—so that boards aren't forced into making cruel, rigid decisions when circumstances shift.

So, to these board members, ask yourselves:

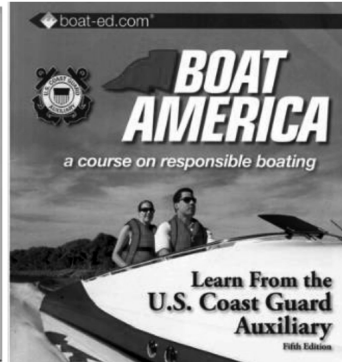
If a surviving spouse is under 55, do you evict them?

If an adult child wants to care for an elderly parent, do you deny them?

If a family inherits a unit, do you block them?

If your answer to any of these is “yes,” then you are not a leader—you are an enforcer of unnecessary misery. And frankly, I'm disgusted. Housing communities should be places of safety, dignity, and respect—not rigid institutions ruled by fear and control. It's time more residents stand up and demand boards act like the community stewards they were elected to be.

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For questions, please contact Charlene Dykman Flotilla Commander

cdykman.uscgaux@gmail.com

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



Greetings Hillcrest Residents,

Spring is here! While Broward County residents have enjoyed a pleasant winter compared to our northern friends, the changing of the seasons still brings a sense of renewal and purpose to all of us. Spring has a special place in the heart of District Six. When Joseph Young created the City of Hollywood, he made sure that Hollywood Boulevard was aligned in such a way so that the sun would rise and

set in the middle of the road on the first day of spring. This highlighting of the season does not just make the sun brighter – it speaks to the promise of a new day and a brighter future. I hope Hillcrest residents have had the time to embrace the beautiful weather with their family and friends as we build towards a better day, together.

Mobility Advancement Program

The Mobility Advancement Program (M.A.P) has officially completed over 300 projects, with more on the way! The M.A.P. was created after the passage of the 2018 transportation surtax – a gift that voters in Broward gave to themselves. This plan allows billions of dollars in investment in everything from light synchronization to intersection repairs to new buses and an entire public transit network as part of the Premium Mobility Plan (PREMO). To date, M.A.P. has completed 236 transportation projects, 43 public works projects, and 28 municipal projects. This is exciting!

InterLibrary Loan

Did you know that Broward County library patrons can get books and resources from all over the USA? Through the InterLibrary Loan program, patrons can borrow books, articles from magazines and periodicals, and audio/visual materials that are not owned within the Broward County Library system. Through InterLibrary Loan, Broward County also lends its resources to libraries all around the country, all in the name of benefiting freedom of expression and education!

- InterLibrary Loan is available to help you find anything – from a book our libraries don't have to rare research periodicals. You can make a request either through the WorldCat system, your branch librarian, or by calling 954-357-7442.

- Each month, InterLibrary Loan borrows about 1,500 items from libraries around the country, and lends about 700 items to libraries around the USA. In addition, ILL sends PDFs from Broward County Library's books and journals to libraries across the world!

- In the past months, InterLibrary Loan has sent or received resources from locations as far flung as Seattle, Washington, and Portland, Maine in the USA, and South Korea and New Zealand internationally!

- Residents are encouraged to first check if a resource is available through the Broward County Library Catalog – available easily online at your fingertips!

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. Due to an accident at the Hollywood Library, this location is currently closed. 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.

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MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



Copies of Deeds are Public Records & Available for Free Online

We often hear of mailings aimed at Broward County property owners offering to provide the owner with a copy of their deed or previously recorded document. The company will provide this service for a fee; however, most documents are available online for free.

Deeds and many other important documents are already available online and free on Broward County's Records website and linked from our office's website. To search for a recorded deed on our website, simply search for the property record at <https://web.bcpa.net/bcpaclient/#/Record-Search> and click on the blue "Book/Page or CIN" number located under "Sales History for this Parcel" on the property record page. This will link you to the recorded document in Broward County Records where you can print a copy from their website.

Deeds recorded prior to January 1, 1978 and recorded deeds utilizing social security numbers must be ordered in person or by written request to County Records. To search for documents recorded with Broward County Records, go to <https://officialrecords.broward.org/AcclaimWeb> and select your search criteria. Documents matching these criteria will be displayed and you can print a copy of the selected document. Broward County Records may be reached at 954.831.4000 should you need additional assistance.

Once the deed is recorded with the Broward County Records Division, it is provided to our office so the property record can be updated. If a property owner is registered with our free Owner Alert notification service, the owner will receive an email/text notification of this change along with the link to the recorded document to ensure the change was done at the owner's request. Property owners can register for Owner Alert online at <https://web.bcpa.net/owneralert>.

Legal Surveys – Property Boundaries

Owners are not required to file surveys with our office -- unless they are seeking to split or combine parcels -- so we very rarely see copies of legal property surveys. Property owners should have a copy of their legal property survey in the closing documents when they purchased the property. This survey defines the property's boundaries, legal description and any easements or restrictions to help resolve any property line disputes and can be used for any permitting requirements.

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

Take care,

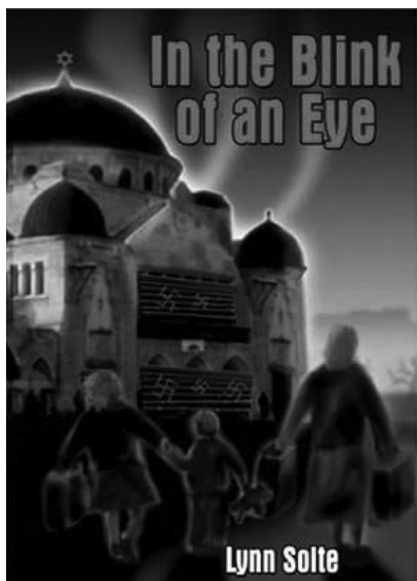
Marty Kiar, JD, CFA
Broward County Property Appraiser

SPOTLIGHT ON LYNN SOLTE – by Steve Schneider



Early in Hillcrest author **Lynn Solte's** first historical novel, Gestapo officers pound on the door of a Jewish family celebrating the Sabbath, in Vienna. "If Alex Wasserman does not come here immediately, we will break the door down!" barks one of the officers. Wasserman, a physician, is pulled from his home and transported to a work camp, where he experiences what English teachers call "Man's inhumanity to man."

The book, titled "In The Blink Of An Eye," begins on what became known as "Kristallnacht," the "Night of Broken Glass," which marks the start of the Holocaust; it speaks through the voice of adult daughter Rachael, recalling what she and her family endured when she was just seven years old. Having begun life in a comfortable, affluent environment, with the arrest of her father, Rachael, her mother and younger brother are forced to leave home and onto the perilous streets, soon hiding in the basement of a kind Christian baker who harbors Jews at a time when most of the world didn't know about the evil march of Hitler's hatred.



The cramped, dark quarters give Rachael a first glimpse into the difficult and heartbreaking choices Jewish people had to make to survive. The lessons, which young Rachael terms "the game" of survival, continue. As a baby cries in the basement, the mother realizes she must suffocate the child to stop the sound. Crying, a normal activity for babies, threatened the safety of everyone else; Gestapo and military men patrolling the streets might hear the cry and storm the basement.

Originally published in 2002, Solte wrote "Blink," as she refers to the book, back in the 90's while living and working in Miami. She moved to Hollywood and settled in Hillcrest #27 in 2010.

Solte, a New Jersey native, worked for major advertising firms in Manhattan and Miami. Later, though, she took her skills to non-profit organizations, where she put her love of writing to work composing brochures, newsletters and fund raising/promotional material for Easter Seals, ArtCenter South Florida, the UM School of Medicine Department of Orthopaedics, and others.

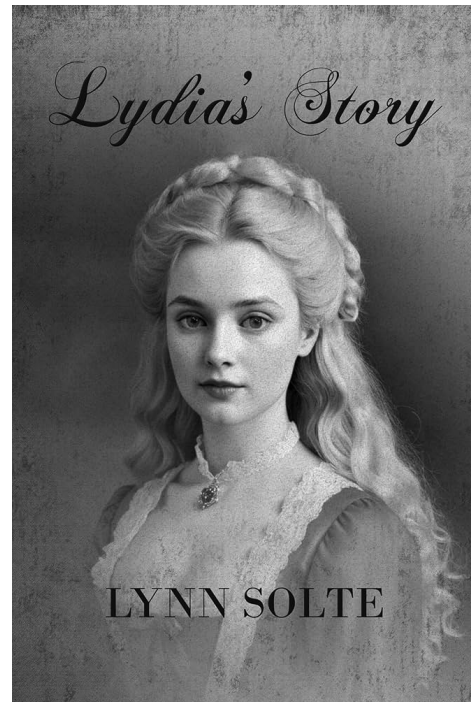
In fact, while at a promotional event in Miami, someone mentioned to her that Jews had owned slaves. This startled Solte, a Jewish woman who notes Jews themselves have experienced slavery. "My head exploded!" she says.

So, Solte did one of the things she does well – research. And she learned that some Southern Jews did, in fact, own slaves. This finding led to plenty more research, and, eventually, to her second historical novel, "Lydia's Story," which was published in January,

Winning high praise from readers, "Lydia's Story", which tells of a Jewish girl and her best friend, Savannah, who is also her slave and how their friendship is affected by the Civil War -- jumped to the top of Amazon's new releases in the Young Adult and Civil War categories.

Lydia considers her relationship with Savannah "as intimate as sisters," and, feeling betrayed, she's devastated when she overhears a conversation in which her slaves express the hope the South will lose the war, and they will soon be free. The story explores Lydia's bumpy transition from slavery enthusiast to impassioned abolitionist.

The author suffered pain while writing "Lydia's Story" – In 2008, just after she'd begun working on the manuscript, her beloved Leonard died of a heart attack. They were days away from getting married. "His name was Leonard, but he went by Len," she says. "We were Lynn and Len. He thought that was the most adorable thing." Solte also lost a special friend while writing the novel. On the dedication page, she writes, "Lydia's Story is dedicated to the memory of my dear friend Rosa Fernandez. A devoted 'reader' of the novel as I was writing it, but who passed away unexpectedly before it was finished..."



"Blink" was written back in a time when you had to conduct research in libraries and by reading books. But "Lydia's Story" contains research found both in books and on the internet. "Thankfully," the author says, "trips to libraries weren't necessary." Of course, editing is a major part of her job as an author, but Solte agrees with the late science fiction writer **Ray Bradbury**, who instructed writers to write and not think. "I fly by the seat of my pants," she says.

Simply put, the Hillcrest resident conducts lots of research, thinks about the characters and scenes – even seeing them in her mind. Then she sits down and writes. Most of the thinking comes later, during the editing process.

Now 84 and looking back at her creative efforts, Solte says her goal in writing historical fiction has always been to entertain and educate, and she quotes the philosopher **George Santayana**, who said, "Those who cannot remember the past are condemned to repeat it."

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



Cindy Abraham



Brian Gaiefsky

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REAL ESTATE - by Cindy Abraham, Keller Williams Realty Professionals A Team Florida

No one sells Hillcrest like we do — period!

We don't just sell homes here; we live, breathe, and love Hillcrest. When you're passionate about the lifestyle, it shows, and that is why we consistently deliver results. This isn't just a neighborhood to us, it's home. That belief is what sets us apart, along with our commitment to the Code of Ethics, and our reputation is what gets our clients sold. Buyer agents seek us out because they know that it will be a smooth, successful process from contract to closing.

But here's what's concerning: too many condo owners aren't seeing the shift happening in the condominium market over the past year. Yes, it's true — Hillcrest buildings are largely ahead of the curve on SIRS compliance, inspections and ELSS requirements. But make no mistake, condo ownership overall has taken a hit, and the market reflects that.

At this time in 2023, there were 24 Hillcrest condos on the market, in 2024 there were 41, so we have more than tripled the number of condos on the market in just the past two years.

Now, let's talk big picture.

- Our insurance rates may be high (welcome to Florida!), but our buildings are solidly constructed and exceptionally maintained.
- Hillcrest is literally built on a rock quarry — a stable, safe foundation, unlike many other developments.
- All buildings either maintain strong reserves or are proactive with assessments to keep things up to standard.
- Our maintenance fees cover, lawn maintenance, utilities, pest control, internet, cable, and building insurance, accounting and legal; all rolled up into one streamlined fee.
- **And thanks to being historically undervalued, our real estate taxes are significantly lower.**

Bottomline?**Hillcrest is the Hidden Jewel in Hollywood!** That said, we are in a strong buyer's market right now — especially for condos. The numbers don't lie:

- For Over-55 high-rise corner units, six are currently active. Three of them have been sitting since November 2022, October 2023, and January 2024. Only two units sold in the past six months, both last year.
- Of the six active listings, five are priced higher than the last highest sale. Buyers are savvy — they know the comps and aren't biting at inflated prices.

This is the first time in years we've seen listings routinely expire. It happened to one of ours. Overpriced listings are not going to sell in this market. While it is frustrating to see a listing expire after all the effort we invest — detailed marketing, weekly updates, constant communication — it is frustrating to see our seller hire another agent and list at the exact price we recommended from the start.

Here's what sets us apart: We maintain a database of over **130 buyer agents** who actively look to us for Hillcrest inventory because they know we do the heavy lifting. We know the quirks of every building's rules, processes, and boards inside and out. We have compiled most of the condo docs and rules & regs for every building in our own internal library.

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MARCH MARKET REPORT FOR HILLCREST AND PARKVIEW AT HILLCREST

by Cindy Abraham, Keller Williams A Team Florida



Currently, we have **95 Hillcrest condos, 10 townhomes, and 8 single-family homes** available for sale. In March, 2 condos, a 4/2/1 waterfront single family home listed at \$1,250,000 and one 3/2/1 townhome went under contract. 11 condos, 1 single family home, and 1 townhome closed.

We are at an all-time high for listings. It is imperative that Condo Associations provide buyers with a copy of the SIRS report as well as the results of the most recent safety inspection. Hillcrest/Parkview HOA sellers must stay abreast of any changes in their HOA docs governing rental restrictions.

There are still many rentals available. Four single family homes over 4 bedrooms ranging from \$5950 to \$7900, 3/2/1 townhomes ranging from \$3400 to \$3800, 2 bedroom condos ranging from \$2200-\$2750 and one bedroom condos ranging from \$1650 to \$2200.

The new commission rules continue to be a point of discussion. We still recommend that our sellers offer some form of incentive to buyer agents. Since commissions are negotiable, we can adjust accordingly once we receive an offer and determine what compensation the agent is already receiving from their client.



CLOSED SALES DURING MARCH

(R-Rental building, C- Corner unit, T – Townhome, S – Single Family)

Building	Address	SF	B/B	List Price	Sale Price	DOM
S	4685 Greenway Dr.	1829	3/2	799,999	750,000	35
T	5185 Eucalyptus Dr.	1776	3/2/1	689,000	669,990	94
C-25	3800 Hillcrest Dr. 902	1344	2/2	330,000	305,000	26
R-19	901 Hillcrest Dr. 401	1150	2/2	245,000	220,000	27
R-16	950 Hillcrest Dr. 211	775	1/1/1	200,000	185,000	33
23	4330 Hillcrest Dr. 318	1216	2/2	194,000	173,500	69
25	3800 Hillcrest Dr. 921	1132	2/2	190,000	165,000	43
22	4350 Hillcrest Dr. 705	844	1/1/1	165,000	163,000	19
27	3850 Washington St. PH15	844	1/1/1	155,000	155,000	?
22	4350 Hillcrest Dr. 917	1132	2/2	150,000	125,000	70
21	4400 Hillcrest Dr. 1018	1132	2/2	147,000	147,000	49
7	1201 Hillcrest Ct. 311	672	1/1/0	143,000	120,000	20
7	1201 Hillcrest Ct. 105	672	1/1/0	140,000	122,000	129

HILLCREST / PARKVIEW MARCH RENTALS

Building	Address	SF	B/B	List Price	Sale Price	DOM
T	1033 Eucalyptus Dr.	2104	3/2/1	5,000	5000	29
T	1300 Eucalyptus Dr.	15612	3/2/1	3,500	pending	25
T	1280 Eucalyptus Dr.	1561	3/2/1	3250	3250	101
20	919 Hillcrest Dr. 705	830	1/1/1	1800	1800	6
17	4700 Washington St. 106	775	1/1/1	1650	pending	48



April Kitchen Korner - by Cindy Abraham

Pre-cooked meatballs make this recipe a total weeknight win—quick, easy, and packed with comfort. A while back, I shared my go-to turkey meatball recipe, and it's still a favorite. I usually whip up a big batch—think a couple of pounds—then cook and freeze them in portions of 12. Pro tip: if you've got a vacuum sealer, now's the time to use it. It's a game-changer for preventing freezer burn. I like to freeze the meatballs overnight first, then seal them up the next day so the juices stay put and don't clog the machine. No pressure to go homemade, though—store-bought frozen meatballs work just fine if you're in a pinch. Everybody knows to prep the ingredients beforehand, yes? Have the onions/garlic/2 TBS broth in one bowl, and wine, mustard, thyme and ½ cup broth in another. Bing, bang, boom, you have dinner in no time at all!

COQ AU VIN MEATBALLS WITH ROTINI

1 lb. cooked turkey meatballs
4 oz. rotini
4 thick cut bacon strips chopped,
or 2 oz chopped prosciutto
8 oz. sliced portabella mushrooms
½ cup chopped onion
2 tsp minced garlic
½ cup plus 2 TBS chicken
broth (divided)
1 TBS all-purpose flour
1 cup dry white wine
2 TBS Dijon mustard
1 TBS fresh thyme leaves or 1 tsp dried thyme
½ cup heavy cream
Shaved parmesan and thyme leaves for garnish



Start boiling water for pasta and cook al dente. Reserve ¼ cup pasta water.

Cook prosciutto in oil on medium heat in a large skillet until crispy. Using a slotted spoon, remove prosciutto onto a paper towel lined plate. Add the meatballs to the pan and brown on all sides, about 6 minutes. Transfer meatballs to plate with prosciutto.

Add mushrooms to pan and cook undisturbed until brown on one side, about 3 minutes. Stir and cook for about 2 more minutes. Turn heat to medium-low. Add onions, garlic and 2 TBS broth. Cook scraping up bits from bottom of skillet for about 4 minutes or until onion is just tender. Add flour and cook for one minute, stirring constantly. Add wine, mustard, thyme and ½ cup broth; bring to boil over medium heat.

Return meatballs, pasta and prosciutto to pan and simmer until sauce is thickened, about 8 minutes. Stir in cream, salt and pepper to taste.

Remove from heat, serve topped with shaved parmesan and a sprinkle of thyme.

I like Publix's Mild Italian Ground Turkey better than just regular ground turkey. It has more flavor but isn't strong. When it is on sale for \$4.99, I will buy several packages, freeze and vacuum-seal them to store in the freezer for months. I made this recipe using a pound of it.

BREAKFAST SAUSAGE PATTIES

1 lb. ground turkey sausage
½ cup peeled, cored and grated tart green apple
1 TBS maple syrup
½ cup fine dried breadcrumbs
Salt and pepper
Canola oil for cooking

Mix the turkey sausage with the apple, maple syrup, breadcrumbs and salt/pepper. Form into 5" patties, no more than ½" thick. You should have about 12. Again, I freeze them and store them in twos in vacuum sealed bags. When I am ready to make the breakfast sandwiches, I toast wheat Keto buns, spread them with butter, and top them with a cooked sausage patty, scrambled eggs, and a slice of Velveeta American Cheese. Fast and delicious.



Did you know that you can make scrambled eggs in the microwave? For two eggs, take a 2 cup glass measuring cup, spray it with butter non-stick spray. Add the eggs and beat with 1 TBS cream. (If you want, you can add chopped cheese and bacon bits or spinach and feta – whatever you like.) Microwave on high for 40 seconds. Remove and stir well. Microwave for 20 seconds more, remove and stir again. Finito.

Have you ever tried making Hasselback potatoes? I always thought they looked a little too fancy (read: complicated) for a regular night. But then I came across a simple trick that changed everything! When you're slicing them, place the potato on top of something that stops your knife from cutting all the way through. Genius, right? The original suggestion was to use chopsticks—but I didn't have any handy. So, I improvised with the oval end of my metal tongs, and it worked like a charm.

I used small gold potatoes this time, but if you're working with bigger ones, try resting them on the bottom of a ½ -cup metal measuring cup—or adjust the size depending on your spuds. The oven heat helps the slices fan out a bit, and they turn out crispy on the outside, tender on the inside.

They looked impressive and were super easy. This one is definitely on the repeat list! But I may try scooping some garlic/herb Alouette on top next time (Brian's idea). PS: they reheat beautifully!

CHEESY HASSELBACK POTATOES (I use 3 TBS Irish butter with olive oil)

1 ½ TBS unsalted butter
1 ½ TBS EVOO
2 smashed garlic cloves
1 lb. baby Yukon Gold potatoes
Salt and pepper, ½ tsp paprika
¾ cup shredded extra sharp cheddar
3 TBS grated parmesan
Sliced scallions for topping



Preheat the oven to 425 degrees. Melt butter, oil and garlic in a small pan and set aside.

Using the chopsticks or measuring cup, place each potato on top and make parallel cuts in the potato, about ¼ inch from the bottom, stopping when the knife hits the base.

Toss the potatoes in a large bowl with the garlic mixture and season with salt/pepper and the paprika. Spread on a greased baking sheet and bake for about 40 minutes or until golden brown.

Push the potatoes together on the baking sheet and sprinkle with the cheddar and parmesan cheeses. Continue baking until cheese is melted, bubbly and lightly browned, about 10 minutes.

Transfer to serving dish and top with any crispy bits remaining on the baking sheet and the sliced scallions. Serve.

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TARIFFS, TUMBLING MARKETS & LONG-TERM THINKING: A BUFFETT-INSPIRED GUIDE FOR INVESTORS



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In times like these—when headlines scream, markets swing wildly, and everyone seems to be either panicking or speculating—it's easy to get caught in the emotional storm of investing. The recent resurgence of tariffs and trade tensions under President Trump's policies has reignited market volatility, leading many to ask: What should I be doing right now with my investments?

Let's take a breath. And then let's turn to Warren Buffett.

"Be fearful when others are greedy and greedy when others are fearful."

Buffett's timeless wisdom reminds us that emotional extremes in the market often create opportunities—but only for those who keep a level head. He also famously said:

*"Rule No. 1: Never lose money.
Rule No. 2: Never forget Rule No. 1."*

While that may sound simplistic on the surface, what he's really getting at is the importance of capital preservation and rational decision-making, especially when fear is driving the narrative.

The Power of Contrarian Thinking

When Buffett encourages being "greedy when others are fearful," he's not just referring to buying low. He's endorsing contrarian

thinking—the ability to stay focused when the crowd is running on emotion. That principle is more valuable than ever today.

Just look at search trends. Interest in the term "tariff" recently spiked again as markets responded to the latest headlines around trade policy. The more people search, the more the cycle of emotional reaction grows. But does that mean the fundamentals have suddenly changed? Or just the sentiment?

We don't know exactly what the markets will do over the next 12 months. If you want that answer, ask again in February 2026. What we do know is that overreacting to short-term headlines can undermine the long-term plans you've worked so hard to build.

What You Can Do Right Now

While it's tempting to try to predict or time the market, your energy is far better spent focusing on what you can control:

- Are your investments aligned with your risk tolerance and goals?
- Are you protected against significant downturns or liquidity needs?
- Have you coordinated your strategy with your legal, tax, and insurance advisors?

If the answer to any of these is "I'm not sure," it's time to review your plan. Team Treece is here to help you build or reinforce a strategy that's built to weather uncertainty, not just react to it. Whether you're concerned about tariffs, interest rates, or inflation, we're ready to have that conversation and help you respond—not react—to market conditions.

Stay Grounded, Stay Focused

Volatility is normal. Extremes are emotional. But your investment plan should be neither. So, the next time you hear that markets are "tumbling" or see a chart that makes your heart race, ask yourself: Is this fear or fact? Then call us. Because a calm, disciplined approach—rooted in your long-term goals—is how real wealth is preserved.

Let's Talk Strategy

If you're seeing signs of emotional extremes in the market or just want to revisit your current plan, schedule a check-in with Team Treece by calling 305-751-8855. We're here to make sure your strategy is solid—no matter what comes next.

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WHAT IS LIFE - by Submitted by Etta Stevens,

Live life fully balanced with your HEAD, HEART and HAND. Live life for your good self and for others. CARE, SHARE and INSPIRE.
- Dadi Jankiji

What's the meaning of life? What stops us from expressing our love and kindness in a pure way? Really, how many of us have stopped asking this question? Why are we here on planet Earth at all?

And what is this EGO we have developed along the way? The ego does not serve us in our soul's purpose but creates obstacles on our path. The ego sets us up for a lot of lessons in life, and these are often painful ones. The ego does not allow us to develop our capacity to love, indeed the opposite is true as fear fuels the ego and the web of self-deception grows in which we become entrapped. The ego does not like humility and harmony but seeks to keep us self-centered and drowning in a sea of uncertainty and confusion ... which we generously share with others! We have become so far removed from our 'soul' purpose.

We have become so far removed from our 'soul' purpose for being here that we really have lost the plot! We choose violence over peace; segregation over community; hate over love; selfishness over generosity and much more. Why have we become so mean and selfish and trapped in the small world of "me, myself and I"?

Well, when we find other people difficult, the cause of difficulty is often not them, it is our inability to create harmony and synergy. What is in the way is our EGO, GREED, ATTACHMENT, LUST and ANGER. It is our own vices that are the culprits in our relationships, not the other people but WE ALL HAVE THESE VICES INSIDE OF US. If we ALL took responsibility and acknowledged that, we would learn and grow out of them. We either have a weakness, a lack of tolerance or no adaptation skills. Or, we don't have the power to give extra because there are no reserves there when 'push comes to shove'. So, we are either weak, powerless or both. It takes courage and honesty to look at this inner me.

"Remember that sometimes not getting what you want is a wonderful stroke of luck." - Dalai Lama

One way to improve the quality of our relationships is to avoid victim consciousness. A physical assault is one thing, but where nothing is being done to me, then maybe that's all in my head. Therefore, I am the one doing something to myself, through the thoughts I create.

We walk around with narratives in our mind of what was; what could be; what might be etc., and it does not help create security and peace of mind. We live under constant threat and fear, which creates more stress and insecurity... and the cycle repeats... Look for those things that bring us into co-operation and community where we are the same.

After a while such repeated narratives embed themselves in our sub-consciousness as beliefs, they create blocks in our minds and hearts which lead to separation in our relationships. As we repeat these narratives, we find it hard to bridge the divide. Over time our helplessness increases as we create excuses for why we are different, and the gap gets wider and wider. We do not look for those things that bring us into co-operation and community where we are the same. These beliefs do not need to be true to upset us, but because we believe them, we upset ourselves with our thoughts.

As we take ownership for 'our stuff' we begin to heal, and we become whole. As we take ownership of our stuff we begin to heal, and we become whole. And we need a strong reason to heal. And that would be PEACE ON EARTH. If not the whole Earth, let us begin with our home, our neighborhood and town. Isn't that how ripples spread ... from one drop to the ocean.

"The meaning of life is to find your gift. The purpose of life is to give it away." - Pablo Picasso

Returning to the essence of what we are, love and kindness, this is the way to move forward. We are souls in these bodies. We all have the

same needs of love, compassion and kindness. Gratitude is a powerful transformer. The more gratitude we have, the more things we have reason to be grateful for.

We want to live in harmony and peace. Then why is this so hard to achieve? If the majority of people want a safe and secure place to live, with enough food, water, energy, shelter and protection, these basics we all want. To be left alone to just get on with our lives, to be with our families and not have a daily struggle for existence. Why can't the politicians of the world see what we want and get us there? Is it a lack of will, commitment or because the financial cost is too high? Let's face it if there was money to be made in peace, everyone would want to be a part of that game. It's Time... to FACE life with gratitude from the heart.

Back to my topic: wellness and gratitude cannot be rushed. I say this because this is our REAL and 'REEL' work and it takes time and patience, and a lot of self-love. You cannot just think you are doing the yoga; doing the exercise; eating well and having good thoughts. It is not about ticking all the boxes; it is about mastering the self quietly from the inside. This is what gives one a sense of self-respect and self-confidence. And this is what creates our stage of mind. A stage is something I stand upon, with faith and confidence. It's a stage of mind from where I act, just like an actor on a stage in their role. So, what is your stage of mind? What is the basis and foundation of your stage? Is it your values, your virtues, or is it something else.

Let us take time to be with the self, to be in solitude to reflect on what is really going on in the soul. Let's appreciate the real effort of returning the soul back to its original, diamond-like pure and powerful stage. It's Time... to be content ... from the inside!

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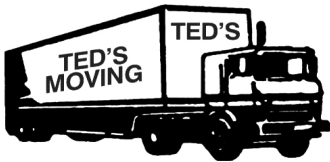
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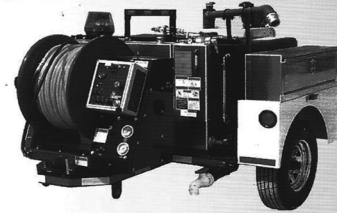
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