



INSIDE HILLCREST

CONNECTING NEIGHBORS TO NEIGHBORS

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MAY INSIDE HILLCREST

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NOTES FROM THE MAY 1, 2025, TOWN HALL MEETING ON PAGE 2

The Hillcrest/Parkview community is still very much vested in opposing the **Harwin-Tobin 1101 Hillcrest Dr.** "affordable income" high rise rental building across from Championship Academy. All scheduled meetings including the May 12th Zoom meeting with the attorneys/developers for the **project** have been postponed. The meeting with the **Planning and Development Board** scheduled for May 13 and then postponed to May 20 has been postponed again. We did raise enough money to retain the land use attorney, Tucker Gibbs, who will meet with the HLC this evening, May 15 at 6PM. Thanks to all the buildings and the Parkview HOA for their efforts.

A special thank you to our many residents who contributed on their own to be sure we have the funds to cover our attorney fees. I am proud to be your neighbor. Hillcrest continues to live up to it's name, the 'Hidden Jewel in Hollywood.'

BOODRO, THE RAGIN' CAJUN

Longtime readers of IH know how much I adore New Orleans cuisine and have often included recipes in the Kitchen Korner pages over the years. And if you've been reading closely, you've also met Boodro. He was my Creole/Cajun mentor...though honestly, "critic" might be more accurate. During our joke issues in January and July, his politically incorrect "Boodro-isms" were always a highlight; outrageous and unforgettable.

On April 15th, Boodro passed away. And I'm still struggling to believe it. I've always been a crier but never dared shed a tear in front of him, he'd have tossed me out on my ear. He was one of those rare souls who seemed larger than life, like he'd simply always be there.

I first met Boodro through Steve Burke, a client who bought a condo in Hillcrest 26 back in 2011. For months, Boodro and I were just voices on the phone—until we found him and his cat, Rufus, their perfect first-floor 2/2 in Hillcrest 27, with a patio for BBQ shrimp boils. He and I were polar opposites in politics and just about everything else, an unlikely friendship but we made it work. He had a unique circle of friends: all women... except for Brian. Let's just say Boodro had a bit of

a harem. He called me "Isabel," with a mysterious Spanish accent I never understood, and I called him "The Boo." It stuck.

A few months ago, he was diagnosed with a rare cancer, and just last month, he was gone. His absence is deeply felt by everyone who knew him. I saw him the Thursday before he passed. When I walked in and said, "How's it going?" he replied, "Better now that you're here." I looked over my shoulder and said, "You talking to ME?!" Niceties was not our thing. He seemed sad and made a comment about dying. I told him, "You go when I say you can go." But things declined quickly after that. By the next evening, the aide told me he wasn't up for visitors. And I was told the same thing over the weekend.

Then, on Monday night, while I was in bed, I was suddenly overcome by a strong feeling that I had to see him. I threw something over my nightgown and went downstairs. A neighbor was in the living room; he was in the bedroom, resting in a hospice bed with the aide by his side. He looked peaceful, his white hair and the sheet drawn up to his chin made him look almost "saintly". He smiled and said something I couldn't quite hear, his voice was so weak. I leaned in and said, "I just came to tell you that you can go." He whispered, "Good." But I told him he had to wait for his girlfriend. And apparently, he did, because I later heard she was there with him when he passed the next day.

And just for the record, I know he chose April 15th on purpose—one last jab at the IRS. And I'm convinced he's the reason the Pope passed a few days later. When His Holiness heard Boodro had arrived in heaven, I imagine him shaking his head, saying, "Oh HELL no," before heading up to keep him in check.

Boodro leaves behind 3 beautiful cats with very different personalities. They are looking for good homes. For more on this very special man and to see if cat adoption is right for you, see page 13.

MAHJONG PLAYERS WANTED

I remember when I first moved to Hillcrest

watching the ladies play Mahjong at the Hillcrest Country Club. If you love Mahjong, call **Madeline Costello** who lives in Hillcrest 23 at **312-618-1118**.

THE BEST OF THE BEST—NEW ADVERTISERS

We have a Preferred Vendor List for Unit Owners, so please, If you are doing business with ANYONE who is attentive, honest, competent and reliable, **please let us know**. Send us their name and contact information to info@HillcrestLC.com. Especially physicians, attorneys and sellers of big ticket items like autos, appliances and the like. We will put together a trifold for easy reference.

Remember that we only allow businesses that we know and trust to advertise in Inside Hillcrest. So it was a pleasure when a Hillcrest recommended **Antonio Almada and Neil Walter** with **DreamMaker Bath & Kitchen of Hollywood**. See the back cover of this issue for their ad. Steve Schneider met with them and wrote a very informative article on their services on page 4. They have great bathroom layouts for our elderly residents with mobility issues, including those who use a wheelchair. Go to their website www.Dreammaker-remodel.com. Their designs are unique, artistic and overall amazing.

Who doesn't like having personal services come to you? If you would like a Mani and/or Pedi in the comfort of your own home, call **Ingrid** – her info is on page 2.

Many Hillcresters loved going to **Modern Rose**, right up the street next to the UPS store, (where I run into Hillcresters all the time!) A lot of folks were sad when it closed but luckily someone who appreciated the uniqueness and vibe came in to fill the space. Read all about **La Rosa Café** on page 5, a welcome addition to our neighborhood!

LAUNDRY DETERGENT

No, we don't have a laundry detergent advertiser, but for some reason, it has been a topic of conversation lately. Many of us use the building laundry rooms, and most common laundries request that only liquid detergent be used, no powdered detergent or pods, please.

Did you know that with the newer concentrated liquid detergents, you only need **1-2 tablespoons** per load? I have my own washer and dryer, and ever since my neighbor "**Lucky**" shared this tip with me, that's exactly what I do. It works perfectly and has saved me money! **Celia Alvarez** from Hillcrest 21 even sent me an article confirming it. See page 4.



MAY 1, 2025, HILLCREST/PARKVIEW TOWN HALL MEETING – by Steve Schneider

More than 100 Hillcrest/Parkview residents packed the large Parkview Clubhouse (4600 Hillcrest Drive) for a Town Hall meeting on the proposed Harwin-Tobin “Affordable Housing” development at 1101 Hillcrest Drive, across the street from Championship Academy.

Applause erupted several times during the 1.5 hour meeting when speakers from Hillcrest and Parkview at Hillcrest raised concerns about the proposal. In a nutshell, residents fear the affordable housing rental units will increase traffic, congestion, crime, and flooding and decrease property values. To get and keep financial incentives from the government, the rental units must remain “affordable” for 30 years.

Opponents also note the City is preparing to permit more than 1,300 rental units adjacent to and down the road from Hillcrest with the upcoming **Park Road Development** project and three tower buildings at the nearby Orangebrook Golf & Country Club. Most rental units will go for market rate at the two locations, although about 200 rentals total have been set aside for “Affordable Housing” based on income at the two properties.

Meanwhile, representatives for the **Housing Trust Group**, and the **attorneys for the Harwin-Tobin 1101 project**, stressed that their plan calls for privately built housing, not government Section 8 or Project housing. And, they added, it is for working people up and down the economic spectrum.

For example, some units will go to people at 80% of the Area Median Income; some renters will move in with income at 60% of the AMI; and still others will make 30% of the AMI.

For context, **District 6 Commissioner Idelma Quintana** said the Broward County Area Median Income is currently around \$74,000. And she provided this link after the meeting: <https://broward-county-housing-affordability-bcgis.hub.arcgis.com/>

Officials for the developers also explained that folks who apply for the rental units will undergo strict background and financial checks. And, they added, the developers implement strong security and maintenance measures to keep the building in good shape for renters and the surrounding community.

The developers also announced a second **Zoom meeting** with Hillcrest/Parkview residents, although a date has not been set. The meeting will unveil the revised plans, due to community and other feedback. Among other things, the new plan will reduce the number of planned rental units and increase parking space.

Lauding the community for coming together, **Ray Chait**, President of Hillcrest 16, and **Parkview at Hillcrest HOA President Brian Belmonti**, chaired the meeting. Chait is responsible for making public the Declaration of Restrictive Covenants on file with Broward County.

The Declaration cited by Chait requires an overwhelming vote of approval by residents of the Hillcrest PUD to increase how many units are permitted here. The PUD is maxed out at 3,000, which is why the developers are asking the City of Hollywood to increase the size of the PUD.

Elizabeth Somerstein, a partner with the **Greenspoon Marder law firm**, addressed this issue. She didn’t want to get into details because Hillcrest and Parkview at Hillcrest residents are planning to raise money to hire an attorney to represent their interests. But she said it’s her belief that the proposed development is a City zoning issue not bound by the Declaration of Restrictive Covenants.

This difference of opinion about a legal issue is a major reason that Chait again urged residents to contribute \$3.00 per unit to hire an attorney. He also said **Tucker Gibbs**, an experienced land use attorney, is reviewing the **Declaration of Restrictive Covenants** in preparation for possibly advocating on our behalf. According to Chait, you should make out your checks to the Hillcrest Leadership Council, which organized the Town Hall.

Developer attorney **Somerstein** also updated people about a change in plans with City of Hollywood officials. Originally, the developers

intended to appear at the May 13 **City Planning and Development Board** meeting on the affordable housing proposal. But that meeting was pushed back to May 20, at the request of the developers. However, after the Town Hall meeting, Inside Hillcrest learned the developers requested a second postponement to continue working on their revised plans. A new meeting date has not been set with the Hollywood Planning and Development Board, which issues recommendations before the City Commission makes a decision.

A woman in the audience, who previously served as a city commissioner in a different county, urged residents to contact members of the **Hollywood Planning and Development Board, Mayor Josh Levy and the six City of Hollywood commissioners**. They need to know how the community feels, this woman argued.

You can email the mayor and commissioners at mayor-commissioners@hollywoodfl.org.

A link to contact the **Planning and Development Board members** follows, here: <https://fl-hollywood2.civicplus.com/171/Planning-Development-Board>

For background and context, here is a link to a Miami Herald article about an affordable housing development already built by the **Housing Trust Group** in Hollywood.

<https://www.miamiherald.com/news/business/real-estate-news/article264812384.html>

And here’s a link to a **Housing Trust Group** website on a second affordable housing project it did in Hollywood, also for working people at a range of economic levels.

<https://htgf.com/project/university-station-hollywood-fl/>

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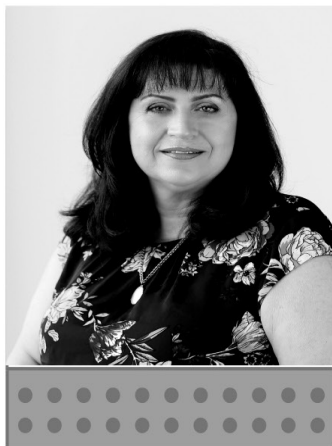
I'm here to help you navigate Medicare in Broward County



Get the answers you need and the support you want

If you're new to Medicare or have some questions, I'm here to help you make sense of it all. Reach out to me for personalized support throughout the process, from learning about your Medicare Advantage plan options to enrolling in the right plan for you. I even offer house calls, bringing info and answers into the comfort of your home. Together, we can:

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DREAMMAKER BATH & KITCHEN

– by Steve Schneider (PS – DreamMaker also offers 12 months interest free for remodels.)



The staff at **DreamMaker Bath & Kitchen in Hollywood** works with you to make your home remodeling dream a reality. Of course, your dream can vary from traditional remodeling projects to improvements that meet the needs of the elderly.

Consider a DreamMaker ad that speaks to the needs of Hillcrest seniors. It reads, “As we grow older, the idea of staying in a familiar and loving home becomes more important than ever.” The ad continues, “Aging in place is about maintaining your independence, enjoying the comfort of your own space, and living life on your terms.”

In a bathroom for instance, DreamMaker can install no-slip flooring, grab bars, reclining shower seats and many other safety features. Curbless showers and walk-in tubs also offer easy access for seniors. But shaping a remodeling reality that is done right takes time, commitment, and communication, according to **Antonio Almada, a civil engineer, and the general manager** of DreamMaker. The Hollywood branch of the 50-store franchise opened in 2020, covering an area from North Miami to Boynton Beach.

What if staying in your home didn't mean sacrificing safety or independence? If every room felt ready for the next 10 years – not just today?”

Setting an appointment with **Neil Walter to meet the team at 2039 Harrison Street**, in downtown Hollywood, is the first step in the process when the client has decided a remodel is what they want to do. This consultation meeting in the showroom is free. Our clients take this opportunity to share what's no longer working in their homes.

The DreamMaker franchise, which was started in Texas more than 25 years ago, offers flexible ways to conduct the first get-together. Customers come into the showroom for the initial meeting and have the option to have an out-of-state family join the first meeting via a Zoom. This is especially convenient for an adult child living elsewhere who want to help their mature parents improve their home environment. A Zoom meeting is also a great option for snowbirds who want to hire a trustworthy remodeling company in a South Florida for their winter homes.

Curious, an Inside Hillcrest reporter, while sipping coffee in the showroom, asked, Why not start off with a home visit? According to **General Manager Antonio Almada**, “Our process is our biggest asset.” He adds, “people come in to tell us their story.” Learning the story of the dream improvements is important because it ensures that DreamMaker is a good fit for the clients.

Antonio asks questions like, ‘What’s frustrating you about your space right now?’ or ‘What’s keeping you from using this room the way you want? These help clients clarify what they really want’.

He explains, “A doctor can’t give you a prescription until he makes a diagnosis.” And that’s the purpose of the questions, to learn about the commitment and interests of the customers. The showroom visit also gives clients a chance to see some of the bathroom, kitchen, and product items that they can select for their project.

DreamMaker prides itself on the fact that once a good fit is established – they then work side by side with the client – what this means is there are no surprises, and Antonio helps people, most importantly to remain within their budget, while fulfilling their vision.

By the end of the meeting, both sides are ready to schedule a home visit so Antonio can learn more about the remodeling project and take his own measurements. Once they feel confident DreamMaker is the right fit, clients move forward with a small design retainer—locking in a commitment to bring their vision to life.

Once the retainer is signed and paid the next step in the process includes design and product selection. This leads to a detailed contract that spells out all the work to be done and all the products selected, says **Neil Walter, DreamMaker’s development specialist**. This then becomes the final contract – which people love because now you know to the penny what the job will cost before the first hammer is even swung. Although DreamMaker specializes in kitchen and bathroom remodeling, the company can remodel any room in your home or condo.

Imagine finally having a kitchen where you want to linger... or a bathroom that feels like your own private spa. That’s the transformation we help people create—not just in their home, but in their daily life.

Their website features recommendations from satisfied clients, and DreamMaker has stellar Google Reviews, be sure to read them. Here is one of them: “We were beyond thrilled with the entire experience we had with DreamMaker Bath & Kitchen! After our first meeting with Antonio, we knew we had found the right people to do our shower remodels. We had them redo 2 showers in our condo with one of them being a tub to shower conversion. **Throughout the entire process, they were honest, reliable, efficient, and produced high-quality workmanship.**”

You can learn more about the Hollywood showroom by visiting their website **dreammaker-remodel.com/Hollywood**. Call Neil (305) 925-5999 x203 directly, or email neil@dreammakerhollywoodfl.com for that first appointment in their showroom, even if you’re just exploring ideas—or wondering if this is even possible for your space—start with a conversation. There’s no pressure. Just clarity.

PS – DreamMaker also offers 12 months interest free for remodels.

CONDENSED FROM “STOP USING SO MUCH LAUNDRY DETERGENT” - BY ELISSA SANCY



If your laundry feels stiff and scratchy, you’re probably using too much detergent. Excess detergent leaves residue that makes clothes crunchy and prevents proper cleaning by creating too many suds. Surprisingly, using more detergent can make clothes dirtier.

For best results, use just 1 tablespoon liquid detergent for an average load (about 8 pounds) and up to 2 tablespoons for large loads. Detergent labels often recommend more than necessary to sell more product, so don’t rely on them. High-Efficiency (HE) detergents are even more concentrated, so you should use even less. Pods are not recommended. They can lead to build-up since you can’t adjust the amount.

To fix detergent buildup, soak clothes in a mix of vinegar and water (1 cup vinegar per quart of water) for an hour, then wash normally. Laundry stripping—soaking clothes in hot water with borax, washing soda, and a bit of detergent—can also remove buildup, though it may not make fabrics noticeably softer. Add your laundry to the tub, and mix everything together, making sure all your clothes are submerged. After four hours, wring your clothes out well, and run them through a normal wash-and-dry cycle.

Authentic Latin Fusion Restaurant



A Cultural Culinary Experience

La Rosa Cafe is a cultural culinary experience in the heart of Hollywood, FL. From avocado toast to veal Milanese, our dishes blend fresh ingredients, artistic flair, and soulful flavor.

Our chef draws inspiration from Latin flavors and international techniques to create a menu that celebrates both tradition and innovation. Each plate is crafted not just to satisfy hunger, but to tell a story and create memories.

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LA ROSA CAFE REPLACES THE MODERN ROSE IN HOLLYWOOD FL

The Modern Rose Hollywood FL has closed its doors, but a fresh new chapter is beginning at that beloved location. We're excited to announce that La Rosa Cafe is coming to Hollywood, Florida, taking over the former Modern Rose cafe space. If you loved the cozy vibes and creative menu at The Modern Rose, you'll be delighted with what we have in store. **La Rosa Cafe** brings a friendly, engaging atmosphere and our own unique flair to the Hollywood dining scene. Here's everything you need to know about this transition and what to expect from your new favorite Hollywood Florida restaurant.

For those who frequented The Modern Rose in Hollywood, FL, the news of its closure came as a disappointment. Many in the community made fond memories there over avocado toast and specialty lattes, so seeing it closed marked the end of an era. Rather than an abrupt goodbye, think of it as the turning of a page. In **La Rosa Café**, the spirit of warmth and creativity lives on. A new rose is ready to blossom in its place.

La Rosa Cafe brings a refreshed look and feel to the location. You will notice a brighter, more modern interior design, comfy seating areas for catching up with friends, and a few rose-inspired touches in the decor as a nod to the name. The atmosphere will remain just as inviting – a place where you can relax with a book, chat with neighbors, or get some work done while sipping on something delicious.

La Rosa Cafe's Brand Identity and Vision

What is La Rosa Cafe all about? The name "La Rosa" (French for "The Rose") reflects our vision of blending classic charm with a modern twist – much like a rose garden in the heart of a lively city.

We believe a neighborhood cafe should be a gathering place. Whether you're a regular who knows the barista by name or a first timer, we want you to feel a sense of belonging.

At **La Rosa Cafe**, "authentic hospitality" isn't just a buzzword – it's at the core of our identity. We pour our hearts into making you feel welcome. If you have dietary preferences or special requests, we listen. If it's your first visit, we're happy to recommend a drink or dish. We want you to leave happier than when you came in, every time.

In the coming weeks, drop by **La Rosa Cafe** at the former Modern Rose spot on Hollywood Blvd. Come see the transformation for yourself, try a cup of our coffee or tea, and say hello! Whether you're grabbing your morning brew, meeting a friend for lunch, or treating yourself to an afternoon pick-me-up, we're here to make your day a little brighter.

Join us in celebrating this fresh start. The rose of Hollywood is blooming anew – and it's infused with the flavor, warmth, and community spirit that makes this city special. We look forward to serving you at La Rosa Cafe, your new favorite spot in Hollywood, FL!

La Rosa Cafe Blooms in Hollywood, FL

A new chapter is blooming in Hollywood! While The Modern Rose has closed its doors, we're excited to welcome you to La Rosa Cafe, now open in its place on Hollywood Blvd.

If you loved the cozy charm and creative menu of The Modern Rose, you'll feel right at home at **La Rosa Cafe**. We've brought a fresh, modern vibe with rose-inspired touches, comfy seating, and the same inviting spirit you remember.

At **La Rosa Cafe**, we believe in real hospitality. Whether you're a familiar face or a first-time visitor, we want you to feel like part of the family. From handcrafted drinks to thoughtful service, everything we do is about making your day a little brighter. Stop by soon to say hello, sip something special, and enjoy your new neighborhood cafe. A new rose has bloomed – and we can't wait to welcome you in.

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



2025 Estimate of Taxable Values

The preliminary 2025 property values are now showing on our website at web.bcpa.net. Florida Statutes require our office use January 1 as the date of assessment each year. Our office must consider changes in market conditions – up or down – when developing the Just/Market Values. The 2025 Just Values are based on the market data from January 1, 2025 back through January 2, 2024 with January 1, 2025 as the date of assessment. If you purchased your property in 2025, your 2025 purchase price along with comparable market data from 2025 will be used in setting your property's 2026 Just/Market Value. Our office will mail the 2025 TRIM (proposed tax) Notices to all Broward property owners in mid-August. This notice will show your property's 2025 Just Value, Assessed/Save Our Homes Value, all tax-saving exemptions you are receiving, and the proposed tax rates as set by the various taxing authorities listed on the notice.

Quarterly Tax Payment Installment Plan

While the Property Appraiser's Office does not set or collect taxes, our office receives many calls from residents inquiring about installment tax bills and their recently approved exemptions. The Broward County

Tax Collector is responsible for the billing and collecting of property taxes.

For property owners on the 2025 installment payment plan, the first two installment payments (June 2025 and September 2025) are based on the previous (2024) tax year. This means residents who have been approved for 2025 Homestead Exemption or other exemptions will not see these 2025 exemptions on either the June or September installment bills. The final two 2025 installment bills (December 2025 and March 2026) will be adjusted to include any 2025 exemptions or changes to the property's taxable value. The deadline to apply for Broward County's Installment Payment Plan was May 1, 2025. Should you have any questions regarding the payment of property taxes, the Tax Collector's Office can be reached at 954.357.4829 or by email to revenue@browardtax.org.

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

YOU CAN AVOID PROBATE! – by Stanley G. Swiderski, P.A. Attorney and Counselor at Law



Making it easier for your family is a gift you can give them now. There are things you can do now to make it easier and more cost effective to distribute property after you pass away. As a Florida licensed attorney practicing in Broward County for over 40 years, I can help you in making these decisions.

Avoiding probate can be easy: Probate is a court proceeding that takes time, money and often causes aggravation. With planning, you can avoid it. There are numerous strategies to distribute or transfer your property without probate.

Any property in joint names or accounts with another person named on the account, does not go through probate but passes to the named person by operation of law without court involvement.

If you own a house or condo in your name only, there are ways to put another person on the deed and still have full authority and power over the property. These are known as Lady Bird Deeds. There are also different ways to put another person's name on bank accounts, brokerage accounts, retirement accounts and still have authority and power over the account.

I can explain these strategies to you so you can make an informed decision as to how you want your property distributed. In my practice, I discuss these strategies in a low key, easy to understand format. It is important that you understand the best way to handle these matters. That is my goal. There are certain documents that make things much easier.

HEALTH CARE SURROGATE FORM

This is a document where you appoint someone to be able to look at your medical records, speak to your health care providers and make health care decisions on your behalf. This is very important if you are in the hospital and unable to make these decisions. There are safeguards within this document to allow you to make any decisions as long as you are able.

DURABLE POWER OF ATTORNEY

With this document, you appoint someone to handle your financial, banking, property decisions and other matters when you are unable to do these by yourself. If you are unable to pay your bills, handle your banking and financial matters, your "attorney in fact" can step in to do these things for you. The word durable means that your "attorney in fact" has this

authority to act even after you become disabled or incapacitated. However, the durable power of attorney becomes ineffective upon your passing.

LIVING WILL

A living will informs your family whether you want to be kept alive artificially to prolong the natural process of dying. If you choose you don't want to be kept alive, you authorize the administration of drugs to alleviate pain and suffering. This is a very important document because it takes the pressure off your family members to have to make this decision at a very emotional time.

LAST WILL AND TESTAMENT

This document directs where you want your property to go after you pass away. It must be signed with strict formalities to be valid. As discussed above, after you pass, a court action must be filed in the Circuit Court and the original will must be provided to the court. A personal representative is then appointed, and certain steps must be taken before the estate property can be distributed to the beneficiaries named in the will. In estates worth over \$75,000.00, a notice to creditors must be published in the newspaper. In estates under \$75,000.00 a summary administration is allowed, which is a simplified process. I can explain this in greater detail.

REVOCABLE LIVING TRUST

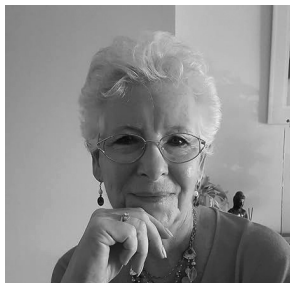
Another way to own and distribute property after you pass away is to establish a trust. This is a document whereby you name yourself as Trustee and indicate how you want the Trust to be administered after you pass away. You name a successor Trustees(s) who carries out your wishes. You must also fund the Trust. This means that you must transfer your property into the name of the trust. As long as you are alive, you have the power and authority to make any changes you want. You can also control the property in the trust just like if it was personally owned by you. A trust also avoids probate. If you would like to discuss these matters in greater detail, just give me a call and set up an appointment.

STANLEY G. SWIDERSKI, P.A. ATTORNEY AND COUNSELOR AT LAW

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When Infection Clouds the Mind: The Surprising Effects of UTIs

- by Helen Vella



Urinary tract infections (UTIs) are common, especially among women and older adults, but their symptoms can sometimes be deceptive.

When my husband was showing signs of a fever and disorientation the Doctors were looking at Dementia or other cognitive diseases. He wasn't sure where he was and one day coming home from work he couldn't find his way home. Very

worrisome. However, after numerous tests over several days he was diagnosed with a UTI, caused by dehydration.

Dehydration is a common contributing factor. When the body lacks adequate fluids, urine becomes more concentrated, creating an environment where bacteria can thrive and making it harder for the body to flush them out. Dehydration can also worsen cognitive symptoms, especially in older adults.

Typically, a UTI presents with a burning sensation during urination, frequent urges to urinate, pelvic pain, or cloudy, strong-smelling urine. However, these infections don't always follow a textbook pattern. My husband had none of these symptoms.

In many cases particularly among the elderly or those with underlying health conditions; UTIs may cause unusual symptoms like confusion, agitation, fatigue, or disorientation.

These neurological effects can mimic more serious conditions such as dementia or stroke, often leading to misdiagnosis. The exact cause of

this brain-body connection isn't fully understood, but it's believed that the body's inflammatory response to infection may disrupt brain function.

If you have someone in an Assisted Living Facility or even at home and they sometimes get confused or disoriented or talk about things not relative to what is going on. Get them checked for a UTI regardless of how old they are. My 6 year old granddaughter used to get UTI's frequently because she did not hydrate enough, and she would get disoriented and get confused.

A simple urine test can confirm a UTI, allowing for timely treatment and often reversing both physical and mental symptoms.

Helen Vella
Innerhealingwithhelen.com



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



Greetings Hillcrest Residents,

While summer break for students may be rapidly approaching, Broward County remains as busy and engaged as ever. As the County Commission and our thousands of hardworking staff continue to find ways to lead by example and provide steady confidence in uncertain times, I hope that you and your families can take a step back as we approach the summer and appreciate the wonderful assets that make our home so special. This is a perfect month to attend a community event, meet a neighbor, explore a park, or go to a local cultural institution before going on summer vacation! You won't regret it. I hope all of my friends in Hillcrest have a wonderful, relaxing summer.

Animal Care Volunteers

Broward County's furry friends are in good hands! This month, the **Broward County Animal Care Division hosted wonderful Volunteer Appreciation event.** I had the privilege of speaking at this event and thanking these volunteers for their service. It was great to see a team of so many people join together and speak about the profound and powerful work they are doing for our animals. We have such a large and thriving base of volunteers here in Broward County, and I look forward to continue to work with this team to make sure we are providing the best care possible. This is not always easy work – it can be difficult, laborious, and emotional. But our volunteers, along with our hard-working Animal Care staff, have committed their time and energy to providing love and service. Congratulations and thank you to Animal Care Director Doug Brightwell, our Animal Care staff, and all these amazing volunteers!

For those residents who have pets, Broward County Animal Care has just recently announced an update to the prices for pet tag renewals. This includes a lower cost of just \$25 if you get your cat or dog

microchipped. The hope is that this new pricing will incentivize more residents to participate in this important initiative! To learn more about this, go to Broward.org/animal.

Library Update

Many Hillcrest residents have reached out to inquire on the status of the Hollywood Library after a car accident caused the closure of the Library in February. Unfortunately, the damage to the interior of the building's HVAC and piping systems is extensive, and several more months of work will be needed before reopening. In the meantime, residents in Hollywood are welcome to use the Dania Beach Library, where most holds and Interlibrary Loans have now been sent. In addition, District Six also have the Marta-Beth Friedman Stirling Road Branch Library as well as the Reading Room at the Hollywood Beach Community Center on A1A. In addition, the Hallandale Beach Library, which has been closed for renovations since last fall, is expected to reopen with major improvements in July. Go to Broward.org/library to learn more!

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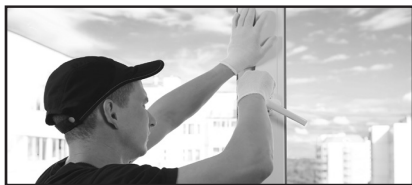
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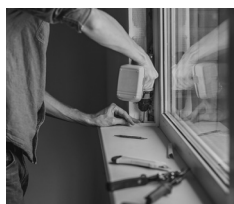
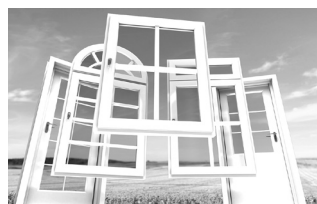
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What's Happening In The Real Estate Market in Hillcrest and Parkview?



Cindy Abraham



Brian Gaiefsky

In 2024 we saw prices fall as demand slowed and inventory continues to increase.. Affordability issues from high prices, high mortgage rates and rising insurance are the biggest factors for the market slowdown. It takes an average of 57 days from list to close when a property is priced right.

When you list with the A Team, you get a WEEKLY report with factual data outlining the number of people who have viewed your property online, how many marked it as a "favorite" and even what city and state the potential buyers are from. Knowledge is power.

If you are thinking about selling, call Keller Williams A Team Florida. We will put you on a notification system so that YOU can monitor the market for properties like yours. If you have a property and you want to sell it in the shortest amount of time at the right price, hire the A Team.

Looking to buy or sell? Let's talk. Or send us an email or text:

Chat – 954-964-2559 - Email – Info@ATeamFlorida.com

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WHAT CONDO SELLERS NEED TO PROVIDE BUYERS

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



Why Financing Condos Is Tougher — and How We Make It Easier

Financing condominiums has become more complicated, especially since the Surfside building collapsed, which triggered stricter lending and inspection requirements. That's why working with experienced professionals is more important than ever.

At Keller Williams A Team Florida, Cindy Abraham and Brian Gaiefsky streamline the process from day one. We gather all required documentation at the time of the listing appointment, so our sellers don't face last-minute delays. Thanks to our deep expertise and familiarity with each Hillcrest building, we often already have a comprehensive library of building documents ready to go.

We Think Ahead So You Don't Have to Scramble

For example, we'll request a copy of your title insurance policy during the listing appointment. Why? Because it can save you money at closing. Some sellers either pack everything up and move away

before closing or store key documents in another state (especially our snowbirds). Getting these items early prevents stress and keeps things moving smoothly.

Our goal is simple: **to get you to the closing table without surprises or setbacks.**

What Sellers Must Provide Early On

Buyers and their lenders require critical documents before or upon going under contract. If your realtor isn't asking for them at the listing appointment, you should be asking, "WHY NOT?"

The reason why so many deals don't make it to the closing table is because sellers make the mistake of hiring agents who don't know Hillcrest. Every building is different, and sometimes we have to make adjustments in the info we provide to get buyer agents comfortable with not only showing units in your building, but the fact is that the reason buyer agents LOOK FOR OUR LISTINGS, is because they know that WE KNOW what we are doing.

Know the Down Payment Requirements

Most Hillcrest buildings require **20% down**. If a building lacks financial reserves, many lenders will demand **25% down**. We know when to adjust the requirements.

Why Sellers Choose Keller Williams A Team Florida

At Keller Williams A Team Florida, Cindy Abraham and Brian Gaiefsky give sellers a distinct advantage by streamlining the process from day one. We collect all required documentation during the listing appointment, eliminating last-minute surprises and keeping deals on track. Our unmatched expertise and deep familiarity with every Hillcrest building means we often already have a complete library of building-specific documents, something most agents simply can't offer.

APRIL MARKET REPORT FOR HILLCREST AND PARKVIEW AT HILLCREST

by Cindy Abraham, Keller Williams A Team Florida



Just yesterday, the Hillcrest condo market had 99 active listings. Today? 107. That's eight new listings in 24 hours. And yet, only **five** condos went under contract in April.

Thankfully, 10 condos closed last month, every seller (except ours) had to slash their asking price, **two or more times** (and I swear I am not making this up; one lowered 27 times!) before finally getting a deal done. The market is speaking loudly, but are we listening? We're not thrilled about selling units at **40% below** 2022 prices either. But this is the market we're in. Ignoring it won't change it. And note the triple digit days on market. Remember that the list price reflected below is the list price when it went under contract, **AFTER** the seller lowered several times.

And while the entire Hillcrest area is feeling the pressure, only one of our 24 buildings has more than 15% of its units on the market, due to irresponsible, uncompassionate leadership. When boards prioritize pride or politics over people, everyone suffers. Leadership isn't about power, it's about service. When over 15% of your residents are trying to leave, something is broken. Thankfully, the other 23 buildings are well maintained with leadership (past and/or present) who know how to deal with the curveballs thrown at condos in the past few years with intelligence and compassion.

Now let's talk about **Parkview at Hillcrest**. There are **13 single-family homes**, and **7 town homes** currently listed. In April, just one townhome went under contract and only one sold, but only after a significant price cut.

What's wild is this: when prices were sky-high in 2022 and 2023, buyers were *tripping* over each other to get in. Ironically, now that those same properties are affordable, we can hardly get a showing. This market defies logic.

Most Hillcrest buildings have already completed their safety and structural studies. They've got solid reserves, are financially stable, and structurally sound. Parkview is a beautiful, newer gated community with lakes, trails, and top-tier amenities. If this isn't a buying opportunity, I don't know what is.

Meanwhile, **rents are through the roof**. Right now, there are **23 rentals** available in Hillcrest and Parkview—from a 1/1/0 condo at \$1,600 to a waterfront 5-bedroom home at \$7,900. More than half of these listings have already dropped their prices. At this point, borrowing a down payment from family - and I mean parents OR kids - makes more financial sense than continuing to throw away money on rent.

Smart buyers will zig when others zag. The market always rewards those who act with clarity when others are frozen by fear.



CLOSED SALES DURING APRIL

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

Building	Address	SF	B/B	List Price	Sale Price	DOM
T	4705 Eucalyptus Dr.	2049	3/2/1	735,000	675,000	105
C-21	4400 Hillcrest Dr. 111	1312	2/2	269,000	267,000	90
C-25	3850 Washington 301	1344	2/2	220,000	195,000	438
23	4330 Hillcrest Dr. 116	1132	2/2	184,700	184,700	242
21	4400 Hillcrest Dr. 917	1132	2/2	175,000	165,000	178
21	4400 Hillcrest Dr. 104	896	1/1/1	160,500	155,000	370
21	4400 Hillcrest Dr. 808	844	1/1/1	159,000	159,000	131
25	3800 Hillcrest Dr. 307	900	1/1/1	139,000	139,000	18
7	1201 Hillcrest Ct. 307	672	1/1/0	139,000	139,000	246
15	4800 Hillcrest Ln. 204	775	1/1/1	96,900	96,900	106
6	1200 Hillcrest Ct.306	672	1/1/0	89,990	89,990	73

HILLCREST / PARKVIEW APRIL RENTALS

Building	Address	SF	B/B	List Price	Sale Price	DOM
T	5040 Eucalyptus Dr.	1421	3/2/1	3,800	pending	115
S	4365 Large Leaf Ln	1881	3/2/1	4,950	pending	7
T	1300 Eucalyptus Dr.	1561	3/2/1	3,500	3,500	25
16	950 Hillcrest Dr.	775	1/1/1	1,800	1,800	91



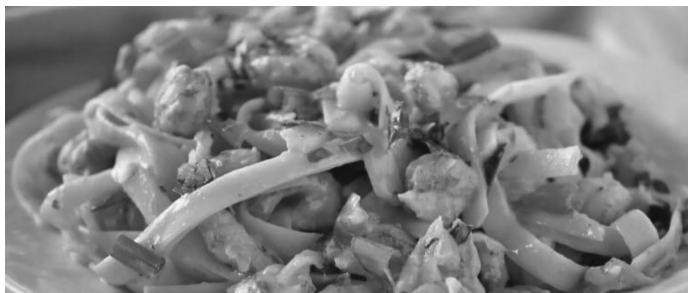
May Kitchen Korner - by Cindy Abraham

Full disclosure: Boodro was not terribly fond of my attempts at Cajun dishes. He pretty much hated my gumbos, jambalaya and was personally offended at my version of a muffaletta sandwich because I toasted it to melt the cheese. He never forgave me for winning our Muffaletta cook-off (as noted in the "Ode to Boodro"). His was authentic but mine tasted better.

My biggest problem is patience. I had mine tested and I am negative. So, making a roux was a painful experience for me. A roux is a mixture of fat (usually butter) and flour to thicken dishes like gumbo and etouffee. The trick is to stir the mixture over low heat for up to 40 minutes! The goal is to get it dark colored. I would crank it up and get it dark within 10 minutes but apparently according to Boodro, that is called "burnt".

This issue is dedicated to only the Cajun dishes he liked. My guy does not eat bell peppers, so I always substitute sun dried tomatoes. And nothing was hot enough for Boodro's palate so he would add bushels of Slap Yo' Mama. Yes, that is a real seasoning and available everywhere. When Boodro made his regular trips to New Orleans, he would bring back packages of crawfish. I guess in the future I will use shrimp or bay scallops for this one.

CAJUN CRAWFISH FETTUCINI



1 (16-ounce) package fettucine
1 oz. butter, 1/2 red bell pepper, chopped
1/3 cup chopped celery, 1/2 cup chopped onion
2 TBS minced garlic, 1 pound frozen crawfish meat, defrosted
2 TBS Cajun seasoning, 1/2 teaspoon black pepper, 3 TBS flour
3/4 cup half-and-half, 4 ounces Velveeta, cut into cubes,
1/2 cup sour cream, 2/3 cup freshly grated Parmesan cheese
2 green onions, green parts sliced, 2 TBS chopped fresh parsley

Cook pasta according to package directions. Drain and set aside. While pasta cooks, melt butter over medium heat in a Dutch oven. Add red bell pepper, celery, and onion. Cook until soft, about 5 to 7 minutes. Add garlic and cook 2 more minutes.

Add crawfish (along with any liquid in the bag), Cajun seasoning, and black pepper and cook 2 to 3 minutes. Sprinkle flour over the crawfish mixture. Stir and cook 1 minute. Stir in half-and-half. Cook until mixture comes to a simmer.

Add Velveeta, sour cream, and Parmesan cheese and cook over medium heat until cheese is melted. Stir in cooked pasta, green onions, and parsley. Serve.

This one didn't sound as good as it is. I only made it because it had the word "Cajun" in it. But I have made it several times, it really is delicious. Crab meat is regularly on sale for less than \$10 per pound at Winn Dixie as well as the head-on shrimp in the recipe that follows.

CAJUN STYLE CORN AND CRAB SOUP

3 TBS butter, 3 TBS flour, 1 TBS oil, 2 cups chopped onion
2/3 cup minced celery, 1 TBS minced garlic
1-1/2 cups frozen corn kernels, 1 cup low-sodium chicken broth
1/2 tsp Cajun seasoning (plus more for garnish)

1 bay leaf, 2 cups heavy cream, 1 cup whole milk
1 tsp Zatarain's liquid shrimp and crab boil seasoning
1 lb. fresh lump crabmeat, 1/4 chopped green onions plus more for garnish
1/2 tsp Worcestershire sauce, *1 mashed skinless baked potato if you want more of a chowder than a soup



Melt butter in a small saucepan over medium heat; gradually whisk in flour. Cook, whisking constantly, until a golden roux forms, 5-7 minutes.

Heat oil in a large pot over medium heat. Add onion, celery and garlic; cook stirring occasionally until fragrant, about one minute

Stir in corn, broth, and Cajun seasoning. Add bay leaf. Bring to a boil. Stir in cream, milk, and liquid seasoning. Return to a boil.

Reduce heat too low; simmer, stirring occasionally, 7 minutes.

Stir in the roux, 1 TBS at a time, whisking thoroughly after each addition. Cook, whisking frequently, until mixture thickens.

Stir in crabmeat, green onions and Worcestershire sauce. Simmer to allow flavors to meld, 6-8 minutes. Remove bay leaf. Season to taste. Garnish with additional green onions and Cajun seasoning.

Unfortunately, I never got to share this one with Boodro – he would have loved it. I had run out of Creole seasoning, and I didn't have Creole mustard, so I found these recipes. I used the seasoning on chicken wings and the mustard for dipping. Probably my all time favorite chicken wings ever.

CREOLE SEASONING

5 tablespoons paprika, , 3 tablespoons salt
2 tablespoons onion powder, , 2
tablespoons garlic powder, 2 tablespoons
dried oregano, 2 tablespoons dried basil
1 tablespoon dried thyme, 1 tablespoon
black pepper, 1 tablespoon white pepper
1 tablespoon cayenne pepper
Mix all ingredients and store in seasoning
container.



CREOLE MUSTARD

1/2 cup stone-ground mustard
(plain, not flavored)
2 teaspoons honey
1/2 to 1 teaspoon Homemade
Creole Seasoning
2 teaspoons horseradish
1 teaspoon Worcestershire sauce
1/2 teaspoon molasses
1 teaspoon hot sauce



Mix all ingredients, pour into airtight jar, and refrigerate.

ODE TO BOODRO



There once was a man named Burkie,
he was funny and a little bit quirky
It was 2011 or so, he wanted a condo
Of course, I got right to workie.

He had a friend named Boodro, you know the type
Charming, smooth-talking, he lived up to the hype.
We were phone pals for a year, til he finally moved here
With Rufus his cat, and as friends we were tight.

A hit with the ladies, but not one to get tied down
He loved his "harem" when he was in town
He'd go back to Alaska for 5 months a year,
And host BBQs and shrimp boils when he came back here.

We clashed over almost everything, without question
But we agreed that recipes were "just a suggestion"
We both loved to cook, but I feel I must mention
Even recipes became a "bone of contention"

Over the best muffaletta, we went head to head,
We invited our friends and after all were fed,
When it came to muffalettas there was no contest
To his chagrin, mine was voted the best.

Our friendship had its ups and downs,
But one day we finally found,
The secret of our connection was simple, you see
I hated to love him, and he loved to hate me!

Yes, over the years our friendship grew stronger,
And then in the blink of an eye, "The Boo" was no longer
Boodro, I love you; it was an honor to know you.
I wish I could've stopped what you had to go through.

Allons, Lord, prepare for the Boodro!
Minou Rufus, wait at the door
Fire up the **Pappadeaux**,
Start playing the frottoir.

Throw some **chevrette** on the grill, chill the Coors Lite.
Cuz heaven is in for a hell of a night!
(The only drawback of being up there
Was that his type of woman in heaven are rare.)

And God looked around, and said Ça c'est bon
(I don't think He has ever had this much fun)
Even the Cherubim Seraphim are having a ball.
J'espere a plu tar, Boodro, C'est tout. That is all.

Et je ne t'oublierai jamais, Cindy

ADOPT A CAT – Submitted by Laura Raymond, Forward by Cindy Abraham

Naturally, I had the pleasure of meeting all three cats. Despite being allergic, I enjoyed spending time at Boodro's and getting to know each of their unique personalities.

Charlie struck me as the feline version of a mischievous 14-year-old boy - full of energy, endlessly curious, and just a little bit of a rascal. As the years passed, he mellowed (as we all do), and with that touch of maturity, I began calling him *Charles*, it just suited him better.

Spooks, on the other hand, is sheer elegance. She's one of the most beautiful cats I've seen, graceful, regal, and just a bit aloof, like a feline queen surveying her realm. During Boodro's illness, she became his quiet anchor, a dignified and steady presence.

Lucy was the newcomer, having been adopted from a neighbor who could no longer care for her. I didn't get to know her as well, but it was clear she was a natural fit. She slipped into the trio like she'd been there all along.

Now, I'm hoping three true cat lovers will open their hearts and homes to these very special companions. Each one has a story, a spirit, and a whole lot of love to give.

Meet Spooks (Approx. 8 years old)

I'm a gentle soul with a quiet heart. Life's been a little tough; I had a family once, but the other pets didn't treat me kindly, so I came back to the shelter. When I found my way to Boodro's home, I was so scared I hid under the bed for a year and a half. I'm still timid, but I'm learning to trust again. I love sunbathing in warm spots, nibbling on treats, and spending time with calm, kind humans. I may be shy, but once I open up, I have so much love to give. I don't know what the future holds, but I'm hoping it includes you—my one and only.

Meet Charlie (Approx. 8 years old)

I'm a big, lovable guy with an even bigger heart! I came from the shelter to Boodro's home and quickly showed everyone how much I adore people. I'm playful, cuddly, and always ready for snack time. Whether you're watching TV, working from home, or just hanging out, I'll be your loyal buddy. Life is better with company, and I'm just waiting for the perfect person to share mine with. I'm ready for my forever home and my forever friend. Could that be you?



(Charlie on the left, Spooks on the right)

Meet Lucy (Approx. 2 years old)

I'm a sweet girl with a soft spirit. I had a wonderful mom who loved me dearly, but she got sick and couldn't keep me. I've been with Boodro since October, but I've been so scared, I haven't ventured far from under the bed. When I feel safe, I'm incredibly loving and affectionate, I just need someone patient and gentle to help me feel at home. If you have a kind heart and a quiet space, I might just blossom in your care. I don't know what's next for me, but I hope it's a life filled with love, maybe with you.



FLORIDA LEGISLATURE GOES OUT WITH ONE BIG BILL FOR CONDOS

by Eric Glazer, Attorney at Law

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Condominium &
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The Florida Legislature ended in a real blockbuster way about new condo legislation. In the end The Florida House and The Florida Senate agreed on ONE BIG BILL that is 191 pages long. It passed the Senate unanimously and, in the House, there were only 2 opposed. Obviously, we can't talk about the entire contents of the bill in one blog. It will take several but today let's discuss the big RESERVE FUND CHANGES.

As we know, in 2021, the Champlain Towers collapsed in Surfside, killing 98 innocent men, women and children. After that collapse The Florida Legislature did the right thing and for the first time mandated that Florida condominium owners contribute toward funding a reserve account each year. The vote was 110-0.

Well, that vote didn't hold up to some extent. Now, you can pay reserve funds by taking out loans, and in some circumstances, you don't have to pay reserves at all. Let's explain.

RESERVES BEING PAID BY LINES OF CREDIT

The Bill will allow funding reserves by using lines of credit. So, year one you take out a line of credit to fund reserves. You must start paying it back with interest immediately, over a few years. Year two you take out another line of credit to fund reserves; NOW YOU HAVE 2 LOANS WITH INTEREST. Year three you take out another line of credit to fund reserves, NOW YOU HAVE 3 LOANS WITH INTEREST. And this would now be allowed to go on year after year after year.

As I previously wrote, **THIS IS LIKE PAYING YOUR MONTHLY CONDOMINIUM ASSESSMENTS BY USING A CREDIT CARD.**

AND the money in reserves will eventually be used to pay for repairs, but all these lines of credit still need to be repaid each month. It will be a never-ending process. A never ending loan that all the owners will have to re-pay with interest. Eventually, the monthly payments will far exceed what the payments would have been if everyone was simply required to pay what the reserves required in the first place. This is playing with fire and condominium owners will forever be in debt. Count on it.

INVESTMENT OF RESERVE FUNDS

The Florida Legislature agreed with a blog we posted two weeks ago, which would have allowed reserve funds to be invested anywhere. But as we stated – that was a bad idea and would have required an investment committee as well. The new law states:

A board shall, in fulfilling its duty to manage operating and reserve funds of its association, use best efforts to make prudent investment decisions that carefully consider risk and return in an effort to maximize returns on invested funds.

(b) an association, including a multicondominium association, may invest reserve funds in one or any combination of certificates of deposit or in

depository accounts at a community bank, savings bank, commercial bank, savings and loan association, or credit union without a vote of the unit owners.

A good bill – but it does leave open the question: Suppose you do get the vote of the owners; can the owners vote to put the reserves in the stock market? I don't know.

AND HERE IS THE OTHER MASSIVE SURPRISE WHEN IT COMES TO RESERVE FUNDS

The new bill states: For a budget adopted on or before December 31, 2028, (so this includes the association's 2029 budget) if the association has completed a milestone inspection within the previous 2 calendar years, the board, upon the approval of a majority of the total voting interests of the association, may temporarily pause, for a period of no more than two consecutive annual budgets, reserve fund contributions or reduce the amount of reserve funding for the purpose of funding repairs recommended by the milestone inspection. An association that has paused reserve contributions under this subparagraph must have a structural integrity reserve study performed before the continuation of reserve contributions in order to determine the association's reserve funding needs and to recommend a reserve funding plan.

TO BE VERY CLEAR; THIS ONLY APPLIES TO ASSOCIATIONS THAT HAVE HAD THEIR MILESTONE INSPECTION, MEANING THEIR 25, 30, 35, 40, 45 OR 50 YEAR INSPECTION) WITHIN THE PREVIOUS 2 CALENDAR YEARS. THIS DOES NOT MEAN THAT STARTING IMMEDIATELY, EVERY CONDO GETS TO PAUSE RESERVE FUND CONTRIBUTIONS FOR TWO YEARS. THAT IS NOT WHAT THIS NEW LAW IS SAYING. YOU ONLY GET TO PAUSE YOUR RESERVE FUND CONTRIBUTIONS FOR UP TO TWO YEARS, IF YOU HAD YOUR MILESTONE INSPECTION WITHIN THE LAST TWO YEARS.

THIS IS ALLOWED IN ORDER THAT YOU HAVE THE FUNDS AVAILABLE TO MAKE THE REPAIRS REQUIRED BY THE MILESTONE INSPECTION.

In all honesty, this is not as bad as I originally thought it to be. It gives owners the ability to make and pay for the necessary repairs while not simultaneously paying reserves, but only for a two year period.

BUT I'M GOING TO GET A MILLION CALLS AND E-MAILS ASKING ME IF IT'S TRUE THAT WE DON'T HAVE TO PAY RESERVES IN OUR CONDOMINIUM FOR THE NEXT TWO YEARS AND MY ANSWER IS GOING TO BE - ONLY IF YOU HAD YOUR MILESTONE INSPECTION WITHIN THE LAST TWO YEARS.

Again, this bill is massive. We only scratched the surface. Over the next few weeks, we'll let you know what else is in the bill and we'll let you know if Governor DeSantis signs it into law. Watch our latest episode of Condo Craze and HOAs for a lively discussion of the new laws.



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OUR MOTHER NATURE

- by Aruna Ladva, BK Publications London, UK, submitted by BK Etta Stevens



Wow! Look at the simple beauty of Nature. Isn't She magnificent?

Take time ... Stop ...
Be still ... See ... Listen ...
Observe the beauty and wonders of Nature. From the simplicity of a flower to the magnificence of a mountain. Nature has Her own patterns which

are perfect, simple and yet deeply intricate. Nature works in a very systematic way, right down to the trees and the humble bees. Nature is so benevolent and giving. Yet, how much do we appreciate the free sustenance we receive from Nature? There is never any charge for anything. Everything is freely given. Nature is God's artist on the canvas of the world painting many beautiful shapes, patterns and vibrant colors for us to appreciate and enjoy.

Let us give thanks to Mother Nature. Thank you for the sky, the sea and the lovely Earth on which we all live, and for all creatures great and small. And sadly, how little do we honor and appreciate our Mother's gifts! Blessings upon blessings we should bestow to our true Mother... Nature.

Let's take the example of trees. Look at how resilient Nature is, we can see how the trees are just as strong in their roots as they are in their branches. The deep root structure forms the foundation of the tree; ensuring the tree is flexible and malleable keeping the tree fully grounded.

Trees come back to life every year. They may look dead and dry in winter with their branches laid bare, but by spring they "wake up" and spring back into life! Sometimes we cannot even imagine that they are the same trees.

We tend to think of growth when we think of plants, flowers and trees, they can withstand the forces of all the elements. Indeed, they know how to flow with Nature's seasonal cycles, adapting to all types of weather. But what about us? Why do we seem surprised by the heat, wind, rain and snow? We need to learn from our fellow plants!

All facets of the trees are important, from the leaves being resilient and non-porous, strong and tough, to the sweet and fragrant blossoms. Some trees have thorns that help to keep bugs and predators away. What a metaphor for life! Often wherever there is a poisonous plant, there will also be one that heals. Both can be seen growing side by side, this is Nature's art of balance. Plants need water and sunlight; some need daily or at least weekly attention. But do we give ourselves that regular attention in the right way?

Trees are known as the "lungs of the world", they absorb carbon dioxide, and through photosynthesis release oxygen. Trees support growth and renewal on our planet. The branch structure and the foliage spread like an umbrella opening to the warm embrace of the sky, changing the atmosphere of our world. We too can branch out into the world and spread our wings as we form social connections and share our light.

The Bodhi tree, also known as the Peepal tree, has a grey bark and leaves which stay evergreen. The Bodhi tree is understood to release oxygen for the full 24 hours a day and can be widely seen in countries that have a hot climate like India. No wonder Buddha spent so much time sitting under the Bodhi tree in contemplation and deep meditation, filling himself with both shade and coolness.

Those that understand the nature and power of trees know that trees, and very old trees especially, hold a sacred and healing energy. If you happen to see people hugging trees think twice before you judge them as being a bit crazy. For indeed trees not only help us to breathe, but they take away our stress. Somehow, they are able to absorb our negativity and help us to quite literally become grounded. Trees carry an ancient wisdom, they stand there as history and time pass by, but the trees themselves are unchanging.

Perhaps we have a deeper relationship with trees than we thought. We should ask ourselves: How grounded am I? What sort of roots am I laying down that will help to support me in my life? When I hold values in my life, and most of all spiritual values, then I find that these will help to support me and keep me in good standing in life. My spiritual values are my roots, and they keep me grounded, helping me to withstand the tests and challenges that come my way.

It's Time ... to appreciate all aspects of the beauty and wonder of Mother Nature.

In April this year we witnessed the destruction of a 500 year old oak tree in Enfield, in North London, simply because the tree was thought to be dead. It was deemed to be a hazard to the local business and public. This ancient and protected tree, listed by the Woodland Trust, was cut down... by mistake! We cannot afford to lose any more of our beautiful and sacred trees due to human error and carelessness.

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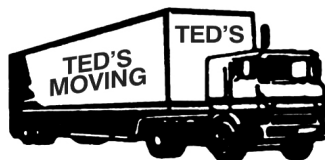
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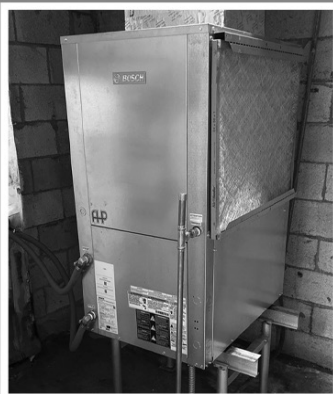
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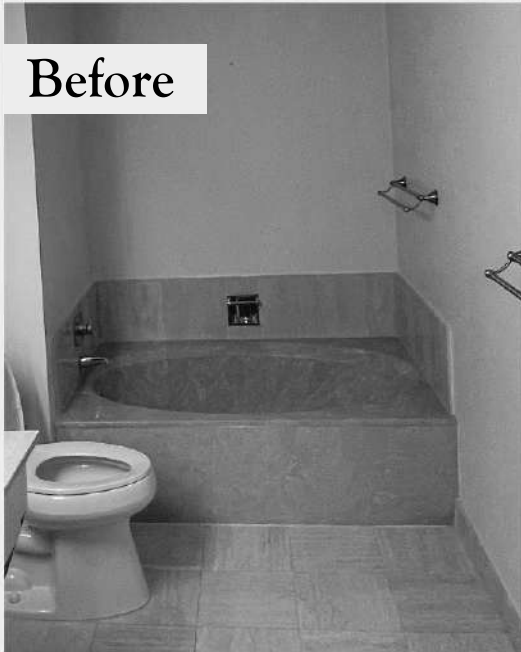


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