



**HILLCREST
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
NOVEMBER 20, 2025
8:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.hillcrestddd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Parkview at Hillcrest Clubhouse
4500 Hillcrest Drive
Hollywood, Florida 33021
REGULAR BOARD MEETING
November 20, 2025
8:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 17, 2025 Regular Board Meeting and Public Hearing.....Page 3
- G. Old Business
 - 1. Update Regarding Perimeter Wall Lighting (Washington Street & S 42nd Avenue)
- H. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 7
 - 2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 12
- I. Administrative & Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn

SUN-SENTINEL

Sold To:

Hillcrest Community Development District - CU80177040
c/o Special District Services Inc., 2501A Burns Road
Palm Beach Gardens, FL 33410

Bill To:

Hillcrest Community Development District - CU80177040
c/o Special District Services Inc., 2501A Burns Road
Palm Beach Gardens, FL 33410

Published Daily

**Fort Lauderdale, Broward County, Florida
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State Of Florida

County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .
Was published in said newspaper by print in the issues of, and by publication on the
newspaper's website, if authorized on Nov 10, 2025
SSC_Notice of Public Meeting
Affiant further says that the newspaper complies with all legal requirements for
publication in Chapter 50, Florida Statutes.

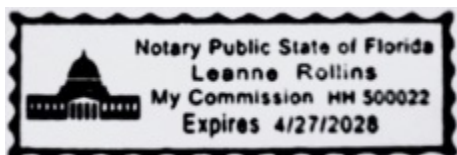


Signature of Affiant

Sworn to and subscribed before me this: November 11, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Affidavit Delivery Method: E-Mail
Affidavit Email Address: L.Archer@sdsinc.org
7891178

**NOTICE OF REGULAR BOARD MEETING
OF THE HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Hillcrest Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on November 20, 2025, at 8:30 a.m. in the Community Room located at Parkview at Hillcrest Clubhouse at 4500 Hillcrest Drive, Hollywood, Florida 33021. The Meeting is being held for the necessary public purpose of considering any District business which may lawfully and properly come before the Board. At such time, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1 800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Anyone requiring assistance in order to participate in this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice.

District Manager
HILLCREST COMMUNITY DEVELOPMENT
DISTRICT
www.hillcrestcdd.org
11/10/2025 7891178

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 17, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Hillcrest Community Development District (the “District”) was called to order at 8:32 a.m. in the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Sun-Sentinel* on October 10, 2024, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen reminded the Board of Supervisors (the “Board”) that during the May 15, 2025, Regular Board Meeting, the Board appointed Mr. Jhonny Graterol to the unexpired 4-year term of office in Seat 3 and such term of office will expire in November 2028. Ms. Nguyen explained that Mr. Graterol accepted the appointment and on June 26, 2025, Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to him.

Ms. Nguyen determined that the attendance of Supervisors Suzanne Friedel, Jamaine Lemon, and Jhonny Graterol constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc. and District Counsel Jonathan Johnson (via conference call) of Kutak Rock LLP.

Also in attendance was: Jessi Demi Ortega (Parkview at Hillcrest HOA Manager) of Castle Group.

D. SEAT AND WELCOME NEW BOARD MEMBER (JHONNY GRATEROL, SEAT 3, EXP. 2028)

Ms. Nguyen sat and welcomed Mr. Graterol to the District Board.

E. ELECTION OF OFFICERS

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District’s Officers take place. She provided the following slate of names for election:

- Chairperson – Andrew Maxey
- Vice Chairperson – Elizabeth Reeser
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Suzanne Friedel, Jamaine Lemon, Jhonny Graterol, Armando Silva and Gloria Perez

A **motion** was made by Mr. Graterol, seconded by Ms. Friedel and passed unanimously to *elect* the District’s Officers, as listed above.

F. ADDITIONS OR DELETIONS TO AGENDA

Ms. Nguyen stated that Mr. Lemon had expressed his desire to resign from the Board upon the adjournment of today's meeting. She explained that his resignation letter would be formally accepted during the Administrative and Operation Matters discussion.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. May 15, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of the May 15, 2025, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Lemon, seconded by Ms. Friedel and unanimously passed approving the May 15, 2025, Regular Board Meeting minutes, as presented.

NOTE: At approximately 8:36 a.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

I. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Sun Sentinel* on June 27, 2025, and July 4, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2025/2026 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget

Ms. Nguyen presented resolution No. 2025-02, entitled:

RESOLUTION 2025-02 [FY 2025/2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2025/2026 final budget. A discussion ensued after which:

A **motion** was made by Mr. Lemon, seconded by Mr. Graterol and unanimously passed to approve and adopt Resolution No. 2025-02, *as presented*, and thereby setting the fiscal year 2025/2026 final budget.

4. Consider Resolution No. 2025-03 – Adopting Fiscal Year 2025/2026 Annual Assessment

Ms. Nguyen presented Resolution No. 2025-03, entitled:

RESOLUTION 2025-03 [FY 2025/2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2025/2026 non-ad valorem special assessment tax roll.

A **motion** was made by Ms. Friedel, seconded by Mr. Graterol and unanimously passed to approve and adopt Resolution No. 2025-03, *as presented*; thereby setting the fiscal year 2025/2026 non-ad valorem special assessment tax roll.

NOTE: At approximately 8:41 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

J. OLD BUSINESS

1. Update Regarding Perimeter Wall Lighting (Washington Street & 42nd Avenue)

Ms. Nguyen explained that District Counsel had prepared an Easement Agreement between the District and Parkview at Hillcrest Homeowners Association, Inc. (the “HOA”) for electrical access. She further explained that the HOA would like the District to have their own dedicated meter for electrical services. Ms. Nguyen stated that she has begun communication with Florida Power and Light (FPL) to have a dedicated meter for the District’s electrical services and would provide an update once available.

K. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Ms. Nguyen presented Resolution No. 2025-04, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL

**YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID
DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and advised that District meetings would continue to be held on the third Thursday of select months at 8:30 a.m. in the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021. A discussion ensued after which:

A **motion** was made by Mr. Graterol, seconded by Ms. Friedel and unanimously passed to approve and adopt Resolution No. 2025-04, *as presented*; thereby setting the fiscal year 2025/2026 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

L. ADMINISTRATIVE MATTERS

Ms. Nguyen presented a resignation letter from Mr. Lemon with an effective date of July 17, 2025, upon the adjournment of today's Regular Board Meeting and explained that it would be in order for the Board to accept his resignation.

A **motion** was made by Ms. Friedel, seconded by Mr. Graterol and unanimously passed to accept the resignation of Jamaine Lemon, effective July 17, 2025, following the adjournment of today's meeting.

Ms. Nguyen stated that there was now a vacancy in Seat 5 which term expires in November 2026.

M. BOARD MEMBER CLOSING COMMENTS

There were no further Board Member closing comments.

Ms. Nguyen stated that due to the absence of Chairman Andrew Maxey and Vice Chairwoman Elizabeth Reeser, it would be in order to appoint a temporary Chair for the execution of the documents approved at today's meeting.

A **motion** was made by Mr. Graterol, seconded by Ms. Friedel and unanimously passed electing Ms. Friedel to serve as the temporary Chair for today's meeting.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lemon, seconded by Ms. Friedel and passed unanimously adjourning the meeting at 8:52 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Hillcrest Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of November, 2025.

ATTEST:

**HILLCREST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Hillcrest Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	133,730	135,349	135,349
Debt Assessments	662,543	662,538	662,538
Other Revenues	0	0	0
Interest Income	600	11,911	11,911
Total Revenues	\$ 796,873	\$ 809,798	\$ 809,798
EXPENDITURES			
Supervisor Fees	5,000	800	800
Payroll Taxes (Employer)	400	61	61
Engineering/Inspections	3,000	4,375	4,375
Management	38,856	38,856	38,856
Legal	14,000	7,600	4,619
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	7,700	7,511	7,511
Legal Advertisements	2,500	2,200	1,652
Miscellaneous	800	400	232
Postage	300	140	129
Office Supplies	525	375	337
Dues & Subscriptions	175	175	175
Trustee Fees	3,800	3,709	3,709
Continuing Disclosure Fee	500	350	350
Stormwater System Maintenance	15,000	15,000	1,600
Miscellaneous Lake Maintenance	13,000	13,000	0
Perimeter Wall	5,600	5,600	0
Stormwater 20-Year Analysis Report	3,000	3,000	0
Maintenance Contingency	3,000	1,000	0
TOTAL EXPENDITURES	\$ 126,306	\$ 113,302	\$ 73,556
Excess/ (Shortfall)	\$ 670,567	\$ 696,496	\$ 736,242
Bond Payments	(622,790)	(636,098)	(636,098)
Balance	\$ 47,777	\$ 60,398	\$ 100,144
County Appraiser & Tax Collector Fee	(15,925)	(2,134)	(2,134)
Discounts For Early Payments	(31,852)	(29,646)	(29,646)
Net Excess/ (Shortfall)	\$ -	\$ 28,618	\$ 68,364

OPERATING FUND BALANCE AS OF 09/30/24	\$201,294
FY 2024/2025 ACTIVITY	\$28,618
RESERVE FUNDS BALANCE AS OF 9/30/25	\$65,690
OPERATING FUND BALANCE AS OF 9/30/25	\$164,222

Notes

Reserve Balances Include Stormwater Maintenance (\$17,690), Stormwater Analysis (\$6,000), Lake Maintenance (\$26,000) & Perimeter Wall (\$16,000) Reserves.
Reserve Balances As Of 9/30/2025 total \$65,690 - Reserve Balances To Be Adjusted In October 2025.

AMENDED FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	36,081	36,081
NAV Assessment Collection	622,790	636,098	636,098
Total Revenues	\$ 623,190	\$ 672,179	\$ 672,179
EXPENDITURES			
Principal Payments	210,000	200,000	200,000
Interest Payments	406,575	414,775	414,775
Bond Redemption	6,615	0	0
Total Expenditures	\$ 623,190	\$ 614,775	\$ 614,775
Excess/ (Shortfall)	\$ -	\$ 57,404	\$ 57,404

FUND BALANCE AS OF 9/30/24	\$877,221
FY 2024/2025 ACTIVITY	\$57,404
FUND BALANCE AS OF 9/30/25	\$934,625

Notes

Reserve Fund Balance = \$341,668*. Revenue Fund Balance = \$535,552*

Revenue Fund Balance To Be Used To Make 11/1/2025 Principal & Interest Payment Of \$415,388 -
Principal Payment Of \$210,000 & Interest Payment Of \$205,388.

* Approximate Amounts

Series 2018 Bond Information

Original Par Amount =	\$9,805,000	Annual Principal Payments Due:
Interest Rate =	3.625% - 5.0%	November 1st
Issue Date =	January 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$8,695,000	

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hillcrest Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on July 18, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

**HILLCREST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)