

# Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive, Hallandale Beach, Florida 33009

Tel: 954-458-5111 ~ Fax: 954-458-3276

Email: [office@parkerplaza.org](mailto:office@parkerplaza.org)

[www.parkerplaza.org](http://www.parkerplaza.org)

## **NOTICE OF A NON-EMERGENCY SPECIAL ASSESSMENT**

May 5, 2017

Dear Unit Owner,

Notice is hereby given that a **NON-EMERGENCY SPECIAL ASSESSMENT IN THE AMOUNT OF \$4,550,000.00** will be *proposed* at a meeting of the Board of Directors to be held on:

**WEDNESDAY, MAY 24, 2017**

**7:30 PM**

**PLAZA ROOM**

**2030 South Ocean Drive**

**Hallandale Beach, Florida 33009**

The *proposed* **NON-EMERGENCY SPECIAL ASSESSMENT IN THE AMOUNT OF \$4,550,000.00** is for the following purpose:

- Concrete repair of the exterior of the building including all balconies
- Tile removal and waterproofing of all balcony floors
- Painting of the exterior of the building
- Repair and refinishing of pool and Jacuzzi
- Replace damaged portion of upper deck east perimeter wall

According to the Declaration of Condominium, the share of the *proposed* Non-Emergency Special Assessment for each unit type is as follows:

<b>UNIT TYPE</b>	<b>UNIT NUMBER ENDING IN:</b>	<b>AMOUNT</b>
<b>A</b>	<b>02-11-16-25</b>	<b>\$8,127.15</b>
<b>B</b>	<b>01-03-15-17</b>	<b>\$8,300.15</b>
<b>C</b>	<b>04-05-08-09-10-18-19-22-23-24</b>	<b>\$8,835.15</b>
<b>D</b>	<b>06-07-12-20-21-26</b>	<b>\$8,971.15</b>
<b>E</b>	<b>14-27</b>	<b>\$9,806.15</b>
<b>104</b>	<b>Office</b>	<b>Included in the amounts above</b>

Payment options and payment schedules will be discussed and voted on during the meeting of the Board of Directors. The Association will not be taking out a loan to finance the *proposed* Non-Emergency Special Assessment.

Please find the **AGENDA** for the meeting of the Board of Directors on the reverse side of this Notice.

This meeting is open to all unit owners, and we encourage your participation.

Respectfully,

Board of Directors

Condominium Association of Parker Plaza Estates, Inc.

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## **MEETING OF THE BOARD OF DIRECTORS**

### **A NON-EMERGENCY SPECIAL ASSESSMENT WILL BE CONSIDERED AT THIS MEETING**

**WEDNESDAY, MAY 24, 2017**

**7:30 PM**

**PLAZA ROOM**

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### **AGENDA**

1. Call to Order
2. Roll Call
3. Proof of Notice
4. Approval of Minutes
5. Reports
  - A. President's Report
  - B. Treasurer's Report
  - C. Secretary's Report
  - D. Committee Reports
6. New Business
  - A. Consideration and vote on non-emergency special assessment in the amount of \$4,550,000.00 for the purpose of:
    - Concrete repair of the exterior of the building including all balconies
    - Tile removal and waterproofing of all balcony floors
    - Painting of the exterior of the building
    - Repair and refinishing of pool and Jacuzzi
    - Replace damaged portion of upper deck east perimeter wall
  - B. Discussion and vote on payment options and payment schedules for the non-emergency special assessment for each unit type
7. Adjournment