

*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
www.parkerplaza.org*

**SECOND NOTICE OF ANNUAL MEETING AND ELECTION OF CONDOMINIUM
ASSOCIATION OF PARKER PLAZA ESTATES, INC. ("Association")**

Dear Unit Owner:

Second Notice is hereby provided that the Annual Meeting and Election of Directors of the Association will be held on **THURSDAY, FEBRUARY 23, 2017 AT 7:30 PM IN THE PLAZA ROOM, LOCATED AT 2030 SOUTH OCEAN DRIVE, HALLANDALE BEACH, FLORIDA 33009.**

At the Annual Meeting the unit owners shall be electing persons to fill the (9) Directors' Positions on the Board. In accordance with the provisions of Chapter 718, Florida Statutes (the "Condominium Act"), the Election of Directors shall be by written Ballots and no Proxies may be used in connection with the Election. While a quorum of members is not required in order for the Election to be conducted, at least twenty percent (20%) of the eligible voters must cast votes in order to have a valid Election. A Board of Directors Organizational Meeting will be held immediately after the Annual Meeting and Election of Directors.

Although a quorum is not required for the Election of Directors, in order for the Annual Meeting to take place, the presence in person or by Proxy of persons entitled to cast a majority of the total votes is necessary to establish a quorum in order for business to be conducted. While proxies may not be used for voting for Directors, the Condominium Act permits the use of a Proxy for the purpose of establishing a quorum and for voting on limited matters. Therefore, we are enclosing a Proxy for the purpose of establishing a quorum and to vote on whether to waive the reserves in their entirety. The Proxy must be signed by the designated Voting Member or the owner of the unit, as explained below. If you appoint a proxy holder and later decide you will be able to attend the Annual Meeting in person, you may withdraw your Proxy when you register at the Annual Meeting.

The enclosed Voting Certificate is for the purpose of establishing the party who is authorized to vote for a unit owned by a corporation or other entity, or a unit owned by more than one individual, excluding spouses. If a Voting Certificate is not on file for a unit owned by a corporation or other entity or a unit owned by more than one individual (excluding spouses), the vote for such unit shall not be counted.

INSTRUCTIONS FOR COMPLETING THE PROXY

1. **Unit Number.** Fill in your unit number in the space provided on the Proxy.
2. **Designate Proxy holder.** Check either (a) or (b) to designate your Proxy holder. If you agree to appoint the Secretary as your Proxy holder, you need not enter a name in the blank space. If you wish to appoint a Proxy holder other than the Secretary, fill in the name of your designated Proxy holder in the space provided. (Please make sure that your designated Proxy holder will be attending the Annual Meeting. Should your designated Proxy holder be unable to attend the Annual Meeting your Proxy will not be counted towards quorum or for any other purpose).
3. **Vote** whether to waive reserves entirely for the next fiscal year.

4. **Date** the Proxy.
5. **Signature.** The Proxy must be signed the owner of the unit or by the Voting Member designated on the enclosed Voting Certificate for a unit owned by a corporation or other entity or a unit owned by more than one person.
6. **Deliver the Proxy.** Insert the Proxy and the Voting Certificate (if required) in the self-addressed envelope marked "**PROXY AND/OR VOTING CERTIFICATE REPLY ENVELOPE**" and mail or hand deliver it to the Association's counsel prior to the Annual Meeting.

INSTRUCTIONS FOR VOTING FOR THE ASSOCIATION BOARD OF DIRECTORS

Voting will be by written ballot. Enclosed please find a ballot with an alphabetical list of the candidates for the nine (9) Directors' positions and information sheets submitted by the candidates describing their qualifications. All eligible voters must adhere to the following procedures:

1. The enclosed ballot lists all candidates for the board.
2. Place a mark in the boxes on the ballot next to the names of the candidates you wish to elect to the Board of Directors. You may elect up to nine (9) candidates. **IF MORE THAN NINE (9) CANDIDATES ARE CHECKED, YOUR BALLOT WILL BE DISREGARDED.**
3. Place the completed ballot in the small envelope marked "**SECRET BALLOT ONLY**" envelope and seal the envelope. Do not in any way mark the envelope or the ballot other than with your votes. **DO NOT INSERT MORE THAN ONE BALLOT PER ENVELOPE. DO NOT SIGN THE BALLOT.**
4. **DO NOT** place a proxy, voting certificate or anything else, except the ballot in the small inner envelope labeled "**SECRET BALLOT ONLY**."
5. Place only the smaller "**SECRET BALLOT ONLY**" envelope in the larger self-addressed "**BALLOT REPLY**" envelope and seal the larger envelope. In the space provided, identify the unit number and have either all of the Owner(s) or the Voting Representative print their names and sign the outer envelope.
6. The completed ballot shall be mailed or hand delivered to Condominium Association of Parker Plaza Estates, Inc., c/o Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A., P.O. Box 145330, Coral Gables, Florida 33114-5330 and seal it correctly. The ballots must be received by the Association by February 23, 2017 in order to be counted in the election. If you desire to attend the meeting, you may cast your vote in person.
7. Do not submit your ballot in the envelope marked "**Proxy and/or Voting Certificate Reply Envelope**" or your ballot will be void.

8. Any member entitled to vote for more than one unit must execute a separate ballot for each vote cast and must place the ballot in separate "BALLOT ENVELOPES" and use a separate outer envelope for each unit voted.

9. In accordance with the Condominium Act, upon receipt by the Association, no ballot may be rescinded or changed.

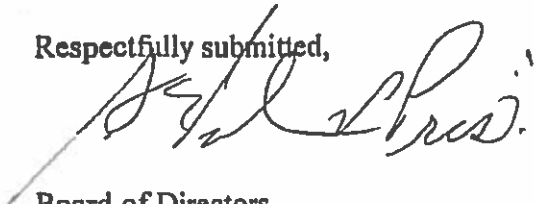
A FAILURE TO COMPLY WITH THE INSTRUCTIONS SET FORTH ABOVE MAY RESULT IN YOUR BALLOT BEING INVALIDATED. PLEASE REMEMBER, THE PROXY AND VOTING CERTIFICATE (IF REQUIRED) ARE TO BE PLACED IN THE SELF-ADDRESSED ENVELOPE MARKED "PROXY AND/OR VOTING CERTIFICATE REPLY ENVELOPE". THE BALLOT IS TO BE PLACED IN THE ENVELOPE MARKED "SECRET BALLOT ONLY" AND THEN THE ENVELOPE MARKED "SECRET BALLOT ONLY" IS TO BE PLACED IN THE LARGER SELF-ADDRESSED "BALLOT REPLY" ENVELOPE WHICH CONTAINS SPACES TO PRINT YOUR UNIT NUMBER AND TO PRINT AND SIGN YOUR NAME.

The envelopes received by the Association containing the ballots shall not be opened until the Election.

The Association shall proceed with the annual meeting as scheduled. In accordance with §718.112(2)(d), Florida Statutes, and Rule 61B-23.0021, Florida Administrative Code, this second notice of election is being mailed, electronically transmitted, or delivered not less than 14 days nor more than 34 days prior to the scheduled election date.

Please note that the annual meeting will take place on Thursday, February 23rd as detailed in the first notice. The Association's bylaws state the annual meeting shall take place on the 3rd Thursday of February (the 16th this year). The Association conferred with the Condominium Ombudsman's office regarding the discrepancy. They have recommended, and we agree that keeping the date of the annual meeting February 23rd will minimize confusion and respect the deadlines detailed in the first notice.

Respectfully submitted,



Board of Directors
Condominium Association of Parker Plaza Estates, Inc.

Dated 20th day of January 2017.

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

www.parkerplaza.org

ANNUAL MEETING

THURSDAY, FEBRUARY 23, 2017

7:30 P.M. IN THE PLAZA ROOM

2030 SOUTH OCEAN DRIVE

HALLANDALE BEACH, FLORIDA 33009

AGENDA FOR ANNUAL MEETING

- 1) Certification of Quorum
- 2) Call to order
- 3) Proof of Notice of Meeting
- 4) Appointment of a Chairman of the Meeting
- 5) Appointment of Inspectors of Elections
- 6) Election of Directors
 - a. Determination that at Least Twenty Percent (20%) of the Eligible Voters Have Cast Ballots in Order to Have a Valid Election.
 - b. Removal of the Ballots from the Inner Envelopes and the Counting of the Votes in the Presence of the Unit Owners to Elect the Directors to the Board.
 - c. Announcement of Directors Elected to the Board.
- 7) Reading or Waiver of Reading of Minutes from Previous Annual Meeting
- 8) Reports of Officers
- 9) Reports of Committees
- 10) Unfinished Business
- 11) New Business
 - a. Vote on whether to waive statutory reserves for the next fiscal year
- 12) Adjournment

AGENDA FOR BOARD OF DIRECTORS ORGANIZATIONAL MEETING

- 1) Call to Order
- 2) Establishment of Quorum of Directors
- 3) Election of Officers
- 4) Designation of Bank Signatories
- 5) Adjournment

The Annual Meeting shall take place on Thursday, February 23, 2017 at 7:30 pm in the Plaza Room, 2030 South Ocean Drive, Hallandale Beach, Florida 33009. The Organizational Meeting shall take place immediately after the Annual Meeting.

Dated this 21 day of January, 2017

CONDOMINIUM ASSOCIATION OF
PARKER PLAZA ESTATES, INC.

By: [Signature] as President

**CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.
VOTING CERTIFICATE**

TO: The Secretary of Condominium Association of Parker Plaza Estates, Inc. ("Association")

THIS IS TO CERTIFY that the undersigned, constituting all record Owners of Unit Number _____ have designated:

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration of Condominium, Articles of Incorporation, and By-Laws of the Association.

(I) If the Unit is owned by a corporation or other entity such as a limited liability company, a Voting Certificate should be filed designating the individual entitled to vote for such entity. The Certificate should be executed by the President or Vice President of the Corporation and attested by the Secretary or Assistant Secretary of the Corporation.

(II) If the Unit is owned by one individual, No Voting Certificate required.

(III) If the Unit is owned by more than one person a Voting Certificate is required signed by all of the Owners designating one of the Owners as the Voting Representative (not a third person).

(IV) If the Unit is owned by a husband and wife, No Voting Certificate required.

This Certificate is made pursuant to the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED this _____ day of _____, 2017

SIGNATURE FOR OWNERS

By: _____
Signature
Print Name: _____

By: _____
Signature
Print Name: _____

SIGNATURE FOR CORPORATE/ENTITY OWNERS

Name of Corporation/Entity:

By: _____
Signature
Title: _____
Print Name _____

By: _____
Signature
Title: _____
Print Name _____

NOTE: THIS FORM IS NOT A PROXY AND SHOULD NOT BE USED AS SUCH. PLEASE BE SURE TO DESIGNATE A DULY AUTHORIZED REPRESENTATIVE OF THE CORPORATE OR ENTITY OWNER OF THE UNIT AS THE VOTING MEMBER. IF YOU HAVE ALREADY FILED A VOTING CERTIFICATE AND DO NOT WISH TO CHANGE YOUR DESIGNEE, NO NEW CERTIFICATE NEED BE FILED.

ENCLOSE THIS VOTING CERTIFICATE ONLY IN THE ENVELOPE MARKED "PROXY AND/OR VOTING CERTIFICATE REPLY ENVELOPE" DO NOT ENCLOSE THIS VOTING CERTIFICATE IN THE BALLOT RETURN ENVELOPE.

LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit No. _____ in Condominium Association of Parker Plaza Estates, Inc. appoints
(Check One)

_____ (a) the Secretary of the Corporation, on behalf of the Board of Directors, or
_____ (b) _____ (If you check (b), write in the name of your proxyholder)
as my proxyholder* to attend the meeting of the members of Condominium Association of Parker Plaza Estates, Inc., to be held February 23, 2017, at 7:30 PM, in the Plaza Room, 2030 South Ocean Drive, Hallandale Beach, Florida.

The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

_____ I authorize and instruct my proxy to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

RESERVES

1. WAIVING OF RESERVES:

Should the reserves required by §718.112(2)(f), Florida Statutes, be waived entirely for the next fiscal year?

_____ Yes _____ No

Date: _____

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OR UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the Secretary of the Association as your proxyholder.

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ (PRINT NAME) to substitute for me in voting the proxy as set forth above.

Signature of proxyholder Date: _____

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.
OFFICIAL BALLOT FOR THE ELECTION OF DIRECTORS

February 23, 2017

Please vote for no more than NINE (9) candidates by placing a mark in the box preceding the name of the candidates of your choice. **If you select more than NINE (9) candidates, your ballot will be null and void.**

Asaturyan, Robertino

Caplan, Rosalie Klein

Castiglione, Diane

Chaiken, William

Estrin, Aliza

Fisher, Robert

Hoyle-Moran, Diane

Gennaro, William

Lippel, Arlene

Lukashevsky, Gregory

Lustig, Linda

Oliveros, Aldo

Perlman, Robert

Pinkus, Donald Carl

Principe, Frank

Robinson, Bertica

Sharow, Barry

Sher, Isaak

Sherman, Simon

Yurovitsky, Geta



Dear Parker Plaza Neighbors!

My name is Robertino (Robert) Asaturyan and I am a full time resident of Parker Plaza Condo since February 2011. I live in unit 619 together with my wife Regina, and our 2 children, Lia, 8, and Adam, who is one and a half.

I am originally from the country of Georgia, where I still own a vineyard.

Probably, I will be the youngest candidate for the Board of Directors, but I have the knowledge and expertise to help make the decisions necessary for our building.

Being a successful legal counsel of a multi-national corporation, at which I later became the General Manager, makes me confident that I can manage all of the condos and residents concerns.

I was also an acting owner of an office management company that provided services to large office buildings, and this experience will undoubtedly help me to make the management of Parker Plaza more efficient.

Like all of you, I want to live in a beautiful luxury building with peace of mind, without having to worry about the condition of our home.

A SYSTEM OF EFFICIENT MANAGEMENT NEEDS TO BE INSTITUTED AND CONSTANTLY MONITORED TO AVOID THE RECURRING EMERGENCY REPAIRS THAT WE FREQUENTLY EXPERIENCE AND ARE SO COSTLY TO US!

I DECIDED TO JOIN THE BOARD OF DIRECTORS TO MAKE SURE THAT ALL OF OUR CONCERNS ARE HEARD AND THAT EVERY SINGLE DOLLAR SPENT IS DONE EFFICIENTLY TO KEEP OUR BUILDING THRIVING IN AN ECONOMICALLY RESPONSIBLE MANNER.

WE NEED TO CHOOSE THE RIGHT PEOPLE WHO HAVE THE ENERGY AND DRIVE TO TAKE CARE OF OUR HOME.

I am happy to meet with you at any time to discuss our future!!!

2014 –current , Palm Beach Hedge Fund Association. Director Eastern European investor relations; www.PBHFA.org

2007-2013 Business Realty LLC, Moscow, General Manager ;

2001-2007 Protek Vizigor FTS, Moscow, Legal counsel; General Manager.

ROSALIE CAPLAN



My name is Rosalie Caplan and this will complete my second year on the Parker Plaza board. Over the past several months, I've had the privilege of serving as President and because I felt all board members needed to participate equally, I initiated a team plan.

The team plan consisted of 4 board members to handle various issues such as: the cable contract renewal, engineer/contractor interviews for the concrete restoration project, building leases, contract expiration dates, project list follow up, screenings, lower lobby renovations and so much more. Then, at the Board Meetings, these teams would share their information with the other board members and the residents so there could be a discussion.

In my opinion, every resident needs to be informed about all the issues and challenges happening in our building (we have many) and also have the opportunity to state opinions when appropriate and be heard. That allowed us to see different situations from different perspectives and gain ideas from both residents and board experiences. This resulted in some being of the opinion that people were allowed to speak too much-or too little- on matters concerning the building. All new ideas come with their own challenges and I felt it was a benefit to the building to communicate amongst neighbors

I did my best and I would like to continue, with your support, to help make our Parker Plaza the best it can be.

DIANE CASTIGLIONE

**2030 S OCEAN DRIVE, APT 1802
HALLANDALE BEACH, FL 33009**



I AM A UNIT OWNER FOR THE PAST TWENTY FIVE YEARS, A PERMANENT RESIDENT FOR THE LAST FOUR YEARS. I ENJOY LIVING AT THE PARKER PLAZA, LOVE THE ELEGANT APPEARANCE OF THE CONDOMINIUM, AND THE AMENITIES IT OFFERS. MY BACKGROUND IN REAL ESTATE AND MANAGEMENT WILL MAKE ME A VITAL CANDIDATE.

MY RESUME IS AS FOLLOWS;

**LTS BUILDERS- NEW HOME CONSTRUCTION
SALES REPRESENTATIVE**

**DALE MORTGAGE BANKERS
MORTGAGE CONSULTANT**

**QUALEX, A DIV. OF KODAK
1 HOUR PHOTO TRAINER, NORTH EAST DIV. OF USA
(WALGREENS, RITE-AID, K-MART STORES)**

**MANHATTAN CLUB, NYC
NOTARY PUBLIC, REAL ESTATE AGENT, CLOSING AGENT.**

**RUTENBERG NYC: THE SMART BROKERS
REAL ESTATE AGENT**

**I AM A LICENSED REAL ESTATE AGENT, NEW YORK, PENNSYLVANIA AND
FLORIDA**

**I AM A FLORIDA LICENSED COMMUNITY ASSOC. MANAGER F.S. 718. ADDRESSES
THE RIGHTS OF UNIT OWNERS,
AND THE RESPONSIBILITIES OF THOSE WHO GOVERN THE CONDOMINIUM ON THEIR BEHALF.**

**MY FAMILY AND I HAVE BEEN INVOLVED IN COMMERCIAL AND
RESIDENTIAL REAL ESTATE FOR MANY YEARS. I AM CURRENTLY AN OWNER
OF REAL ESTATE IN NEW YORK AND FLORIDA.**

*Diane Castiglione
Jan. 12, 2017*



My name is Bill Chaiken. I have been a resident at Parker Plaza for 14 years. I live here full time with my wife Sylvia and daughter Hailey. I graduated from the University of Colorado with a degree in economics. At one time I owned a retail and wholesale jewelry business. I currently hold real estate licenses in Colorado, New York and Florida.

The current board is talking about doing major renovations and repairs to the building (millions of \$\$\$). If it is true that the work needs to be done we will need a board with people who can give input in making the right decisions. I do not believe in waste. **I believe you either do it right (once) or you don't do it at all.**

Doing it right means:

1. Doing a job that will last, not doing patchwork that will have to be done again.
2. Getting the job done for a fair price by making sure we get true competitive bids.
3. Getting quality work.
4. Making sure the job gets done on time.

I will not vote to do a project unless I feel it is being done right and at a competitive price.

I just found out that (not verified yet) the building could save \$150,000-\$200,000 a year in the utility bill and maintenance of the chillers by replacing them with new ones. The cost would be \$600,000. If financed over 5 years we would pay about \$130,000 a year but we would save up to \$200,000 a year in the utility bill and maintenance. So if the chillers are replaced the building would actually save \$20,000-\$70,000 a year for 5 years and then save \$150,000-\$200,000 a year for the next 20 years. If true why was this not done years ago? Why has old outdated and not economical equipment that is costing us a fortune to maintain not been replaced years ago? I question this and if true you residents should be questioning it also. What about the \$1.4 million dollars spent on the elevators? Are you happy with the results? Who approved that contract? What about the lawsuit to oppose the building next door? Why did that board agree to drop a valid lawsuit that we would have won? In fact 90% of the residents were opposed to dropping the lawsuit. Money the building got after dropping the lawsuit went right to the elevator contract. What about the building firing the past security firm and having to settle a lawsuit that cost us a ton of money. How did that ever happen?

Enough is Enough.

Vote for someone who is looking out for the residents best interest.

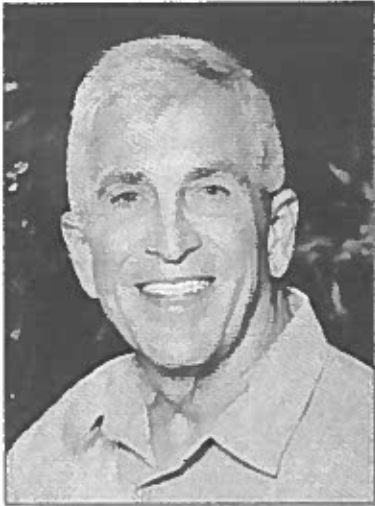
Vote for someone who will make sure we get the work done right.

Vote for someone who will question why things are being done or not being done.

Vote for Bill Chaiken



My name is **Aliza Estrin**. I was a teacher for over 25 years. I served as a nurse in the Israeli Army and fought in the first Lebanon war. I volunteered for meals on wheels as well as The Haddasah organization. And as you all know, I'm very involved with the Special Events Committee at Parker Plaza. I have been a permanent resident at Parker Plaza for three years. I care about the building, I care about the thriving community, and more than anything, I care about its people. I am completely dedicated and eager to serve on the board and serve all the residents. You can always see me walking around in the building ready to listen to your concerns. I am deeply invested in the building and its residents.



ROBERT FISHER

Originally from Miami Beach, Florida, I am a year-round resident of Parker Plaza and have lived here with my wife, Julie, since 1987. I am a retired architect with degrees from Auburn University in Architecture and Environmental Design. Over the years I have been a member of the Board of Directors, serving the association as a director and former president. Using my education, expertise and experience, I would like to assist the board, unit owners and management with the sensible operation and maintenance of our building.



Diane Hoyle-Moran

Originally from Boston, MA, I moved to Parker Plaza making this my new permanent residence. When searching from South Beach to Ft. Lauderdale for a home in Florida, Parker Plaza intrigued me because of its rich history, incredible architecture and location, amenities and the close residential community it offers. It's because of my involvement in the Parker Plaza community and my interest in helping our community thrive that I am interested in becoming part of the Board of Directors.

After receiving a BA degree from UMass and a MA degree from Emerson College in Boston, in 1998 I founded a marketing company called Emerald City Web Design, Inc. and a branding company called Wicked Branding; working with many companies, including Grauman's Chinese Theatre (aka The Chinese Theatre) in Hollywood, CA, creating retail product lines and developing on-air products. Years later, because of my specialty in product marketing and business development, I also started a company and invented an award-winning product called LifeinCase® that is sold internationally.

As a full time resident of Parker Plaza, I would like to see increased communication and support positive growth for our investment and our community. As a Board member, I believe that my experience with client relations, proven success in marketing and business development, and expertise in communication can contribute positively to the Board of Directors at Parker Plaza.



William Gennaro
Parker Plaza Unit 810

Education

1974 Masters degree in Chemistry - Youngstown State University, Youngstown, OH
1984 Advanced courses in Chemistry - Cleveland State University, Cleveland, OH
2003-2004 Advanced courses in Chemistry/management, University Miami, Miami, FL

Work Experience

1985-1993 Manager, Forensic Toxicology Laboratory
1994-1997 Consultant in Forensic Toxicology
1998-2011 Toxicologist/Research Chemist, University Miami, Miami, FL

Parker Plaza Board of Directors Experience

2012 Elected as Director/Treasurer
2013 Elected as Director/Vice President
2014 Elected as Director/Treasurer
2016 Elected as Director/Treasurer

Objective

Betty & I purchased Unit 810, and moved here in 2007. I was elected to the Board of Directors and served three years as Treasurer, and one year as Vice President.

In addition to serving as Treasurer of the Board, I have been very active in all aspects of Administration of Parker Plaza, including construction, improvements / repairs, owner concerns, personnel policies, legal matters, and contract negotiations.

As your Treasurer, I have tried to present complete and honest financial reports, and to be as transparent as possible. As a Director, I have tried to practice fiscal responsibility in all decisions where I was involved.

I am interested in serving again on the Board of Directors of Parker Plaza, using my past experience to assist in the administration of our building. I will do my best to be considerate of all unit owners and take my responsibility seriously. If I am re-elected to the Board, I will contribute my time, effort, and experience toward maintaining the high standard of Parker Plaza.



Hello,

My name is Arlene Lippel. My well-rounded work background includes experience in the legal field, human resources, drug counseling and insurance brokerage.

I am currently a Director and 1 of 9 Board Members of Parker Plaza. Served on Board as Vice President in 2008-2009. I have lived at Parker Plaza for 13 1/2 years. My parents lived here for approximately 40 plus years. My Love, attachment and interest are for the betterment of our building and my neighbors. "I Care". I am an involved member on many committees, attend all Board Meetings and volunteer wherever there is an opening for a 4th member to be present. I am verbal and have many opinions! Sometimes having too many. I'm always available for complaints and compliments. 😊.

I hope you will include me when voting for the New Board. 2017-2018.Thank You.

See you around the building.

Arlene Lippel



GREGORY LUKASHEVSKY

UNIT 701

(239) 491- 4531

EDUCATION:

1973 CONSTRUCTION TECHNICAL SCHOOL- UKRAINE Diploma- Civil Engineering Technician

WORK EXPERIENCE:

1980-2013 various construction sites in Canada - carpenter, site supervisor, construction manager.

1970-1980 construction site supervisor, construction manager UKRAINE

1961-1970 jobs not related to construction UKRAINE

My wife Jane and I purchased unit 701 in November 2015. I retired from work in December 2013 and since then we spend our winters in Hallandale.

I decided to run for the board, because I could see some things that need improvement or change at the condominium.

As a board member, I'll use all my knowledge, skills and time needed, to improve services in our building and will make the board of directors activities more transparent. Also, coming up, there is a big concrete and painting project on exterior walls, balconies, etc. and I could help the board in the selection of contractors. This is exactly my field of expertise.

I take all of my responsibilities very seriously and always have a lot of pride in the things I do.

I'm looking forward to becoming a member of the board to do some good things for all of the residents and the condominium.

Linda Lustig



I, as you, have an emotional investment in the health and well being of Parker Plaza.

As a full time resident for the past 7 years, and as a Board Member for the past year, I am committed to the economical operation of Parker Plaza... but not at the expense of safety, the building's structural condition, and general appearance.

I believe in getting projects done properly the first time and on budget, saving money with efficiencies and increased productivity. As a 43 year old building, Parker Plaza needs care and maintenance.

WORK BACKGROUND

- 8 years (1981 - 1988) in a world-class advertising agency (Foote, Cone and Belding) as a VP, Account Director driving major Fortune 500 campaigns where it was critical to *understand what customers needed*.
- 20 years (1988 - 2008) at Citigroup, as a Senior VP, where I led the team that reinvented the credit card industry by developing new programs that were meaningful and relevant to customers . *Multi-million dollar contract negotiations and effective and efficient project management were critical to my success.*
- 4 years (2010 - 2014), locally, at Destination Rewards (Boca Raton, FL) as Director of Customer Experience in the Loyalty Industry where *I significantly improved budget efficiency* while growing the business.

SKILLS I HAVE BROUGHT TO PARKER PLAZA'S BOARD

- I have read every existing contract and developed a database so all renewals and termination deadlines are met well in advance, eliminating costly rushed decisions.
- Pushed back on every new contract for more favorable terms. Some examples:
 - Negotiated Waste Management contract *saving \$150,000 over 3 years*
 - Eliminated ambiguities and required Quality Level standards for our incoming cable provider
- Brought to the Board and our attorney's attention the need to vote and waive the Fire Sprinkler installation saving an unnecessary expense of *over \$1.3 Million*.
- Instituted bi-weekly Project Status meetings, open to all residents, to make sure projects are being managed on time and on budget
- Plus, worked with Board Members to complete over 30 improvements to the operations or quality standards of Parker Plaza.

MY DEDICATION as a Board Member is further demonstrated

- by taking a 1 hour lecture every Sunday morning on Condominium Law and Board Member responsibilities, and
- by being available any time during the week, including nights and weekends, for Board business.

MY PROMISE TO YOU – I will continue to help move projects forward...on budget...on time...and done right the first time.

Aldo Oliveros

I have been a resident of Parker Plaza along with my wife Yvonne for the past seventeen years. I am the proud father of three daughters and three grandchildren. My background is in Real Estate Investments and I am the current owner of Pacific Auto Sales and Leasing.



ROBERT "BOB" PERLMAN

U#705

I presently serve as V.P. of the board. I created the Recreation Committee that built the new gym, game room, new men's steam room, and Jacuzzi repair project. Also I was lead in charge of the cable contract and floor replacement in lower lobby. I was available to do a majority of owner / renter's screenings.

I have a very good working relation with our office staff.

I will be a board member who uses common sense. I will uphold the rules which I helped re-write, and influenced by other Board members in casting a vote. If you choose not to vote for me, thank you for reading my profile.

I would appreciate your vote.

Educational Background:

BA – Niagra University 1963 (Magna Cum Laude)

M.S – Education – Niagara University 1970

Suny Buffalo Law School 1967-1968

Taxation MS program- Niagara University 1977

Guidance Director Grand Isle High School 1970-1979

Director of Student Services – Hallandale H.S 1980-2009

Professional Basketball referee – working Division I NCAA and 4 different pro leagues

2010 to present – Evaluator NCAA Division basketball officials for the A.C.C.

A-10 Colonial and Sunbelt conferences

Civic Associations:

Hallandale City Board of Parks and recreation

Hallandale Scholarship program 1980-2010

Co-founder of Hallandale City Pal program

President of a local Condo Board for 2 years.

I would like to sever my fellow residents of Parker Plaza.

MY NAME IS DONALD PINKUS

I HAVE LIVED, IN THE PARKER PLAZA, FOR THE PAST 24 YEARS, AND SERVED, ON THE BOARD OF DIRECTORS, FROM 2007 THRU 2014, SIX TIMES AS PRESIDENT, AND TWICE, AS A BOARD MEMBER.

MY PRIMARY WORK EXPERIENCE HAD BEEN, IN UPPER MANAGEMENT, OF MAJOR FINANCIAL CORPORATIONS. THIS WAS FOLLOWED, BY A SECOND CAREER, WITH THE U.S. TREASURY DEPARTMENT'S "CUSTOMS SERVICE", AS A SUPERVISOR, OF MONEY LAUNDERING AND NARCOTICS INVESTIGATIONS AND, AS AN AGENT, FOR THE "TERRORIST TRACKING UNIT", IN WASHINGTON, D.C.

IN 2006-2007 A GROUP OF RESIDENTS AND MYSELF, CONDUCTED AN INVESTIGATION, INTO THE MANAGERIAL OPERATIONS, OF PARKER PLAZA AND FOUND EXTENSIVE FRAUD. AFTER FIVE PLUS YEARS OF PURSUING THE PERPETRATORS, WE WERE ABLE TO HAVE THE LEADER CONVICTED, SENT TO PRISON AND PARKER PLAZA RECEIVED A SIGNIFICANT AMOUNT OF RESTITUTION.

I STRONGLY BELIEVE, IN SUPERVISED, MONETARY CONTROLS, FOR ALL OPERATIONS, IN OUR BUILDING, WITH THE OBJECTIVE, OF KEEPING PARKER PLAZA THE PREMIER RESIDENTIAL BUILDING, IN HALLANDALE BEACH.

IT WILL BE MY HONOR, IF ELECTED, TO ONCE AGAIN SERVE, ON THE BOARD OF DIRECTORS.

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FRANK PRINCIPE

My wife Carmela and I have owned unit 1109 since 2013. I live and work in Toronto, Canada. I am the managing partner of a financial services insurance brokerage named RDA Ltd. I assist business owners and individuals manage group insurance programs and pension plans for their employees as well as life insurance, and other financial security plans. I am a graduate of York University and hold a Bachelor of Business Administration (BBA) and Chartered Life Underwriter (CLU).

I come to Parker Plaza as often as every two weeks from September thru to May. In my short period as an owner, I have made many friends and have had some experience in working with a few board members. Last year I was an instrumental motivator with the BBQ's in our food court. My goal is to bring improvement to our property while ensuring that all the residents are provided with representation and have a voice. Financial stability and proper use of our resources will always be an integral part of my participation as a member of your Board of Directors.

Thank you for your consideration for a position on our Board of Directors.



BERTICA ROBINSON

EDUCATION: B.A. Degree from Seton Hill University - 1973.

WORK EXPERIENCE: Business Owner. Over 20 years experience in contract negotiations, human resources, sales, submitting as well as reviewing and awarding bids, managing company accounts, inventory control, and budget preparation.

Once again I am asking for your vote to be a member of Parker Plaza Board of Directors. It has been a very busy year, and I want to share with you some of my accomplishments while I served, first as Director, and later as Secretary of the Parker Plaza Board:

- Raised the amount of content insurance from \$100,000 to \$300,000 at no cost to the association.
- Campaigned and passed motion to increase the flood gap insurance to 100% so that residents with mortgages do not have to pay for flood gap insurance.
- Presented motion to approve budget to move the gym into the Green Room and purchase equipment. Collaborated on plans for gym and equipment placement. With a minimum investment, we now have a very spacious, fully equipped gym for every resident's enjoyment.
- Worked with Board members to obtain a new contract with Atlantic Broadband, saving residents more than \$160,000 over the current Comcast agreement, and bringing Fiber Optic technology to our building.
- Interviewed prospective engineering firms to supervise the balconies repair project, and was instrumental in selecting the engineering firm to spearhead said project.
- Interviewed and assessed various contracting firms, to help select a General Contractor.

There is still much to be done. In the coming year, we are facing some big projects, such as the stucco and balconies repair, repairing the pool, updating the Plaza Room, and others. I promise that I will work very hard to make sure we use every available means to make any necessary Special Assessments as painless as possible by considering all financial alternatives.

I thank you for the opportunity to serve on your Board this year, and ask that you will support me once again, so that I can continue to do my best to ensure that our money is spent wisely, and efficiently.

Barry M. Sharow PEng



I am retired professional engineer with 50 years experience (36 years in North America) in Oil & Gas, Petrochemical and Pulp & Paper industries. I have been residing in Parker Plaza apt 2123 for the last 6 years. I have graduated from University of Riga with BSc degree in electrical engineering and from University of Calgary with MEng electrical engineering. For the last two months I have been working as a member our building Maintenance Engineering Committee.

I hope my experience would be beneficial as the board member maintaining our building and assisting for any future upcoming projects. In house engineering expertise should greatly reduce budget expenses for engineering consultants and provide overseeing and guidance for any future maintenance projects. I also strongly believe that with proper budget management we would be able avoid any future assessment. For this we should earned trust of all owners by providing fully transparent budget report at the end of each fiscal year,

ISAAK SHER



My name is Isaak Sher.

I have been living permanently in Parker Plaza for the past sixteen years.

I have been a member of the Board of Directors for three years.

My desire is to keep improving the quality of life at Parker Plaza.

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Simon Sherman
Parker Plaza, Unit 227
(402) 210-6337
ssherm@progenomix.com

Education:

Technical College Degree
M.S. Degree in Mathematics
Ph.D. in Physics and Mathematics

Working Experience:

Four year experience as an engineer-designer (automatization of the heating, ventilating, and air conditioning, HVAC, systems and refrigerator rooms for food factories, Belarusian State Design Institute of Food Industry);

Nine year experience as a researcher (studies of physical processes of heat and mass transferring, Heat and Mass Transfer Research Institute, Belarusian Academy of Sciences);

36 year experience as the scientist/educator (an Assistant Professor, Associate Professor and Full Professor, as well as the Director of Biomedical Informatics Facility at Fred & Pamela Buffett Cancer Center at University of Nebraska Medical Center and the Director of Nebraska Informatics Center for Life Sciences);

15 year experience as the Chief Executive Officer, CEO (Progenomix, Inc. Omaha, Nebraska).

One year experience as a Director of the Board (Condominium Association of Parker Plaza Estates, Hallandale Beach, Florida).

Achievements:

My research has been awarded during 20+ years by the National Science Foundation (NSF) and the National Institutes of Health (NIH) grants. I obtained three USA patents and published more than 140 articles in different scientific journals, including Proceedings of the National Academy of Sciences (PNAS), Nature of Medicine and Cancer Research.

As the Director of the Board of Condominium Association, I organized the Maintenance Committee aimed to promote implementation of the best preventive maintenance practice in Parker Plaza.

Objectives:

Make Parker Plaza a great place for comfortable and affordable living! My primary focus is as follows:

- Make business of the Parker Plaza's Board and Office fully transparent.
- Re-organize responsibilities of Parker Plaza's employees to streamline workflow processes and maximize the returns on dollars spend.
- Revise preventative maintenance practice to improve duration of uninterrupted work of Parker Plaza's equipment.
- Stop past practices of spending money on poorly justified projects, consulting fees and gifting to contractor's personnel.
- Stop paying invoices by bypassing approvals from the Board, when such approvals are required.
- Prioritize projects based on their importance to the health and wellbeing of the Parker Plaza residents versus the aesthetic appearance of the common facilities.
- Perform independent audit of all projects initiated in the last five years to ensure that protocols were followed, proper approvals of the Board were obtained, and no money was wasted or unaccounted for.

GETA YUROVITSKY



My name is Geta Yurovitsky. My husband and I are permanent residents of Parker Plaza for the last eight years, moved from New Jersey.

I graduated from college in Kiev, Ukraine with degree in Finances and Economics.

Forty years ago we came to USA. I worked in accounting and for H &R Block during the tax season, then got a position of Controller in a large international corporation, where I worked fifteen years until retirement . It took only one month for me to realize that staying home was not for me. So, I got a consulting part time job. Few years later my husband retired and wanted us to move to Florida. It was a great idea.

We have met many good people here, made new friends .

I got involved in few committees . I want to do more for our community, using my knowledge and experience .

Condominium Association of Parker Plaza Estates, Inc.

Reserve Calculation

October 2017- September 2018

Components	Estimated Replacement Cost	Estimated Remaining Life	Reserve as of Sept. 30, 2017	Balance To Be Funded	Annual Reserve	Quarterly Reserve
Common Area Interiors						
<i>Fitness Equipment Allowance</i>	\$ 40,000	5	0	\$ 40,000	8,000	\$ 2,000
<i>Flooring, Carpet, Hallways</i>	\$ 340,831	5	0	\$ 340,831	68,166	\$ 17,042
<i>Carpeting, Terrace</i>	\$ 12,500	6	0	\$ 12,500	2,083	\$ 521
<i>Elevator Cab Interior</i>	\$ 59,400	8	0	\$ 59,400	7,425	\$ 1,856
<i>Furnishings /Terrace</i>	\$ 18,500	8	0	\$ 18,500	2,313	\$ 578
<i>Garage Lighting</i>	\$ 65,000	13	0	\$ 65,000	5,000	\$ 1,250
<i>Interior Light Fixture</i>	\$ 98,000	13	0	\$ 98,000	7,538	\$ 1,885
<i>Interior Renovations/Restrooms</i>	\$ 96,748	16	0	\$ 96,748	6,047	\$ 1,512
<i>Common area doors/frames</i>	\$ 50,000	18	0	\$ 50,000	2,778	\$ 694
<i>Mailbox Clusters Replacement</i>	\$ 22,500	18	0	\$ 22,500	1,250	\$ 313
<i>Wall/Door Finishes, Common areas</i>	\$ 295,000	18	0	\$ 295,000	16,389	\$ 4,097
<i>Furnishings/Finishes, Lobby</i>	\$ 120,000	18	0	\$ 120,000	6,667	\$ 1,667
Mechanical/ Electrical						
<i>HVAC Chiller/Equipment No.1</i>	\$ 460,000	2	0	\$ 460,000	230,000	\$ 57,500
<i>HVAC Chiller/Equipment No. 2</i>	\$ 460,000	2	0	\$ 460,000	230,000	\$ 57,500
<i>Pump/Motors No.1</i>	\$ 22,600	4	0	\$ 22,600	5,650	\$ 1,413
<i>Pump/Motors No. 2</i>	\$ 22,600	7	0	\$ 22,600	3,229	\$ 807
<i>Pump/Motors No.3</i>	\$ 18,080	7	0	\$ 18,080	2,583	\$ 646
<i>Domestic Water Pumps (3 units)</i>	\$ 104,400	11	0	\$ 104,400	9,491	\$ 2,373
<i>Fire Alarm System Modernization</i>	\$ 514,800	11	0	\$ 514,800	46,800	\$ 11,700
<i>Fire Pumps Equipment(2 units)</i>	\$ 50,560	11	0	\$ 50,560	4,596	\$ 1,149
<i>HVAC Cooling Tower/ Equipment</i>	\$ 393,900	12	0	\$ 393,900	32,825	\$ 8,206
<i>Pump/ Motors No. 4</i>	\$ 18,080	12	0	\$ 18,080	1,507	\$ 377
<i>Pump/ Motors No. 5 & 6</i>	\$ 36,160	13	0	\$ 36,160	2,782	\$ 695
<i>Trash Chutes (2 units)</i>	\$ 110,040	13	0	\$ 110,040	8,465	\$ 2,116
<i>Elevator Modernization, Traction</i>	\$ 891,000	26	0	\$ 891,000	34,269	\$ 8,567
Painting & Waterproofing						
<i>Paint/ Waterproof Bldg. Exteriors</i>	\$ 904,800	0	0	\$ 904,800	904,800	\$ 226,200
<i>Balconies Resurfacing</i>	\$ 258,300	7	0	\$ 258,300	36,900	\$ 9,225
<i>Planter Box Restoration</i>	\$ 178,042	18	0	\$ 178,042	9,891	\$ 2,473
Pavement						
<i>Concrete Paving Repairs Allowance</i>	\$ 25,000	8	0	\$ 25,000	3,125	\$ 781
<i>Paver, Parking/Drives</i>	\$ 46,954	12	0	\$ 46,954	3,913	\$ 978

Condominium Association of Parker Plaza Estates, Inc.

Reserve Calculation

October 2017- September 2018

<i>Pool & Spa</i>						
<i>Pool & Spa Interior Resurfacing & Tile</i>	\$ 29,590	0	0	\$ 29,590	29,590	\$ 7,398
<i>Pool & Spa Equipment</i>	\$ 14,500	5	0	\$ 14,500	2,900	\$ 725
<i>Pool Furniture</i>	\$ 79,200	7	0	\$ 79,200	11,314	\$ 2,829
<i>Pool Deck Brick Pavers</i>	\$ 782,144	15	0	\$ 782,144	52,143	\$ 13,036
<i>Pool Fencing & Gates</i>	\$ 68,000	20	0	\$ 68,000	3,400	\$ 850
<i>Roofs</i>						
<i>Roofing, Flat/Membrane</i>	\$ 567,600	5	0	\$ 567,600	113,520	\$ 28,380
<i>Security</i>						
<i>Gate Motor</i>	\$ 3,200	2		\$ 3,200	1,600	\$ 400
<i>Swing Arms Barrier(2 units)</i>	\$ 6,900	2	0	\$ 6,900	3,450	\$ 863
<i>Swing Arms Barrier (2 units)</i>	\$ 6,900	3	0	\$ 6,900	2,300	\$ 575
<i>Swing Arms Barrier (3 units)</i>	\$ 10,350	4	0	\$ 10,350	2,588	\$ 647
<i>Gate, Entry/Exit</i>	\$ 12,400	8	0	\$ 12,400	1,550	\$ 388
<i>Access Control System</i>	\$ 45,000	10	0	\$ 45,000	4,500	\$ 1,125
<i>Security Video Surveillance</i>	\$ 102,340	11	0	\$ 102,340	9,304	\$ 2,326
<i>Site Improvements</i>						
<i>Fountain Equipment/ Repairs</i>	\$ 8,500	5	0	\$ 8,500	1,700	\$ 425
<i>Sump Pumps</i>	\$ 18,000	8	0	\$ 18,000	2,250	\$ 563
TOTALS	\$ 7,488,419		\$ -	\$ 7,488,419	1,946,589	\$ 486,647

Fiscal Year October 2017- September 2018

FUNDING - RESERVE ONLY - ANNUAL RESERVE REQUIRED \$ 1,946,589

<i>Unit Type</i>	<i>% of Ownership</i>	<i>Number of Units</i>	<i>Total %</i>	<i>Annual Unit Per Type</i>	<i>Per Unit Total Annual</i>	<i>Per Unit Quarterly</i>
A	0.0017819	80	14.2552%	\$ 277,490	3,469	\$ 867
B	0.0018199	80	14.5593%	\$ 283,408	3,543	\$ 886
C	0.0019375	200	38.75%	\$ 754,303	3,772	\$ 943
D	0.0019673	120	23.6076%	\$ 459,543	3,830	\$ 957
E	0.0021509	40	8.6036%	\$ 167,477	4,187	\$ 1,047
104		1	0.2244%	\$ 4,368	4,368	\$ 1,092
TOTAL				\$ 1,946,589	23,167	\$ 5,792

CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.

MAINTENANCE FEE SCHEDULE (WITHOUT RESERVES)

October 2017-September 2018

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL % ROUNDED	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER	ANNUAL MAINTENANCE FEES ROUNDED
A	0.17819	80	14.26%	\$ 670,356	\$ 8,379	\$ 2,095	\$ 670,400
B	0.18199	80	14.56%	\$ 684,672	\$ 8,558	\$ 2,140	\$ 684,800
C	0.19375	200	38.75%	\$ 1,822,234	\$ 9,111	\$ 2,278	\$ 1,822,400
D	0.19673	120	23.61%	\$ 1,110,218	\$ 9,252	\$ 2,313	\$ 1,110,240
E	0.21509	40	8.60%	\$ 404,588	\$ 10,115	\$ 2,529	\$ 404,640
104	0.2244	1	0.22%	\$ 10,060	\$ 10,060	\$ 2,515	\$ 10,060
TOTAL			100%	\$4,702,540			\$ 4,702,540

MAINTENANCE FEE SCHEDULE (WITH RESERVES)

October 2017-September 2018

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER	ANNUAL MAINTENANCE FEES ROUNDED
A	0.17819	80	14.26%	\$ 947,847	\$ 11,848	\$ 2,962	\$ 947,840
B	0.18199	80	14.56%	\$ 968,060	\$ 12,101	\$ 3,025	\$ 947,840
C	0.19375	200	38.75%	\$ 2,576,537	\$ 12,883	\$ 3,221	\$ 2,369,600
D	0.19673	120	23.61%	\$ 1,569,700	\$ 13,081	\$ 3,270	\$ 1,421,760
E	0.21509	40	8.60%	\$ 572,064	\$ 14,302	\$ 3,575	\$ 473,920
104	0.2244	1	0.22%	\$ 14,921	\$ 14,921	\$ 4,244	\$ 11,848
TOTAL			100%	\$ 6,649,129			