

Condominium Association of Parker Plaza Estates, Inc.

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Meeting of the Board of Directors Wednesday, March 28, 2018 at 7:30pm Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:30pm.

Roll Call

Robert Perlman, President
Rosalie Caplan, Vice President
Bertica Robinson, Secretary
William Gennaro, Treasurer
William Chaiken, Director
Robert Fisher, Director
Linda Lustig, Director
Donald Pinkus, Director
Geta Yurovitsky, Director

Proof of Notice

Notice properly posted.

Robert Perlman welcomed the newest member of the board, Geta Yurovitsky.

Treasurer's Report for March presented by William Gennaro:

Year to Date Income February

Income: \$12,791.00

Budget: \$47,249.00

Under Budget by: \$34,459.00

Income YTD \$2,574,724.00

Budget \$2,635,316.00

Under Budget by \$60,592.00

Expenses:

Actual: \$488,748.00

Budget: \$565,885.00

Under Budget by \$77,137.00

YTD Expenses

Actual: \$1,851,637.00

Budget: \$2,298,062.00

Under Budget by \$446,425.00

Delinquencies in Maintenance and Special Assessment through February 28, 2018:

Maintenance

3 units delinquent (2 which are in foreclosure)

1 unit is making monthly payment arrangements

Special Assessment

2 units delinquent (both in foreclosure)

2 units are making monthly payment arrangements

New Special Assessment Fund Total Remaining on Account: \$1,735,821.00

Secretary's Report

Bertica Robinson presented.

President's Report

Robert Perlman stated that the 2000 building next door was approved and will be built. There rumor that they were going to give Parker Plaza a beautification fee for upgrading the balcony railings was false. In a meeting with the Project Manager of the 2000 building, Robert Perlman asked that if the owners of the 2000 building would be willing to give Parker Plaza \$600,000.00 for new railings. He said he would go back to New York and let us know. We have not heard from them yet. Also, they are supposed to break ground soon.

Legal Updates

We have put them on notice that when we finish our building, they will be responsible for any damage caused by their building.

Robert Perlman stated that an independent engineer was hired to inspect the elevators and came back with x amount of issues. Our lawyer then served notice to Premier Elevator. We are holding \$190,000.00, and our lawyer sent them notice that the problems had to be fixed. The lawyer heard back from Premier Elevator, and they would like to come back and rectify the situation.

A lawsuit was initiated to the window installers for improper installation of the windows. An independent company was hired to make it right. A motion has been filed. Their insurance company sent out representatives to check windows in multiple apartments, and one was a larger disaster than the other. We are in a good position to have this rectified.

OLD BUSINESS

Update on Concrete and Pool Renovation Project – Bertica Robinson presented

The pool has passed all leakage inspection.

NEW BUSINESS

Approve Grievance and Events Committee Members

Robert Perlman thanked the volunteer members of the past and welcomed the new volunteers. All board members unanimously agreed to accept the volunteers.

Gym Floor

Robert Perlman began by saying that the gym hours had been changed to accommodate the owner above from the noise of the weights.

A noise test, using the product sample shown, was done from the gym to the owner's unit, and the outcome is the unit owner is willing to pay for half of the cost and sign a release to take no further action against the association of Parker Plaza.

Board discussion.

William Chaiken stated he called the company that manufactures the product and spoke to the people explaining the problem. They told him, it would not work. He mentioned to them that the representative was here and said the product would work. He later called the company back and spoke to a technician and asked that the technician send him an email explaining why the product would not work. The email read "the tile will not absorb sound from the universal equipment. That is airborne sound from another source. You would have to soundproof the ceiling. The email further read that "if you want to control sound moving vertically, you would have to contact an acoustical company that specializes in airborne sound control moving up."

Furthermore, William Chaiken stated that the company told him that it does not matter what kind of test was done, the application would not work.

William Gennaro asked that we contact an acoustical engineer to come out and give a recommendation.

William Chaiken stated he called a company that said that the first thing we should do is put in isolators in the ceiling. Total cost would be about \$4,500.00. If it does not solve the problem, we would have to go to the walls. Third step would be the floor. William Chaiken further mentioned that he was told we should fix the condensation problem first.

Robert Fisher stated that we would need a professional company to get the condensation issue done correctly and get more than one opinion.

This item was tabled pending full research.

Discussion and Possible Vote of Unit Owner Escrow Deposit

Robert Perlman began by saying that since 2012 the association by laws were changed to obtain a six (6) month escrow deposit from a new buyer for 5 years.

There was board discussion about changing

Rosalie Caplan motioned to keep things the way they according the current document.

Donald Pinkus seconded the motion.

1 abstained

The motion passed by 8 votes.

William Chaiken motioned that if a unit owner purchases a second unit the unit owner can get credit on the first unit when sold.

No second motion.

BBQ and Shuffleboard Area

Robert Perlman began by stating that the Beach Café Deli would like to build a Tiki bar and have that on a daily basis. The location would be by where the grills are, so it is an existing location. They will obtain permits as needed and are hiring an architect to provide the design. The bbq grills will be moved to another location so that they are available to the residents.

After board discussion, the board would like the deli to proceed with their plan.

FOB/ID System

Replacing the fobs with picture an ID card system.

Rosalie Caplan stated she likes the idea of the picture, but it would only work if security is “on the ball.” She feels that security is not strict enough and the “buck stops with security”.

Bertica Robinson asked if there is a possibility of redoing the fobs with the pictures and matching the numbers with the current fobs.

William Gennaro stated that we should look into updating the software, and we go forward, and a motion should be made to start that process.

Robert Perlman motioned to look into updating the FOB process.

Bertica Robinson seconded.

The motion passed unanimously.

Adjournment

Robert Perlman motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 9:20pm.

Good and Welfare