

# Condominium Association of Parker Plaza Estates, Inc.

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## **Meeting of the Board of Directors Wednesday, April 18, 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  
Donald Pinkus, Director  
Geta Yurovitsky, Director  
Not Present: Linda Lustig, 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 March

Income: \$45,025.00

Under Budget by: \$2,224.00

Income YTD \$2,804,724.00

Over Budget by \$122,159.00

#### Expenses:

Actual: \$310,148.00

Under Budget by \$67,956.00

### YTD Actual Expenses

Actual: \$2,293,322.00

Under Budget by \$382,843.00

### Cash Assets:

Operating Payroll: \$649,128.00

Special Assessment Elevator: \$184,550.00

Special Assessment Building Account: \$1,730,800.00

Escrow Account: \$917,208.00

### Delinquencies through March 31' 2018

1. Legal Delinquency \$69,366.00

2. Foreclosures - 1 unit still owes \$10,538.00 in maintenance fees and the other unit owes \$2,303.00 in maintenance fees

3. Miscellaneous Fees: \$6,487

Total in Delinquencies: \$88,694.00

### Special Assessment

2 units delinquent that are in foreclosure for a total of \$4,844.00

1 unit is delinquent and is making payments

### Report on the 2 Loans:

Loan 1 - \$7 Million Dollar Loan paying a fixed rate of 3.64%. Quarterly payments of \$181,153.00 are being made. Which includes principal and interest. The loan balance is \$5,527,624.00.

Loan 2 - \$2 Million Dollar Loan is a 12-year term with a variable rate. The balance of the principal is \$756.00, and there is an equity in the amount of \$1,578,565.00.

### **Secretary's Report**

Bertica Robinson presented.

### **Events Committee Report**

Laura Carlvaho, Chairperson presented.

### **President's Report**

Robert Perlman started with a recap regarding Continental Glass Systems Inc., et al, whereby Parker Plaza is asking for \$1.5 million for restitution. The motion is before the Judge, and we are awaiting on a respond. We are moving quickly since we must get the windows repaired before we get any further escalation of rain.

Bath fitters was called and added silicone to the men's sauna. A resident decided to remove the tape and the technician could not work because the sauna was wet.

### **OLD BUSINESS**

### **Gym Floor**

William Chaiken stated that when speaking to the company regarding the sound test done adding the gym tile, he was told it would not work from a representative, yet another representative who is an engineer stated that it could. Furthermore, the unit owner above the gym is happy with the results of the test.

Robert Perlman asked that the following be obtained:

1. Warranty from the manufacturer
2. Contract with full installation
3. Receipt of a Letter signed by the unit owner above the gym, that he is paying for half of the cost of the gym tile proposal, and that once the flooring is done, that in the future he will not hold the association of Parker Plaza in any form liable for any sound that comes out of the gym.

Once the paperwork is received, the board may move to take a vote.

### **Intrusion**

Robert Perlman explained that if an intrusion is required in your unit, it could be that 1 - the balcony of the unit above requires extensive work and this will affect your ceiling, or 2 - your balcony has the extensive work. If the floor is affected, custom group will come in through your floor 18 inches to 3 feet to take out your tile.

There was a unit that used a tile expert to remove and were able to save their tile. There may be a strong possibility that if you need to save your tile, you may be able to do so in some cases.

Robert Perlman also mentioned that swing stations were moved to the South side on lines 10 and 11. The reason they were moved is because the phase work on the East requiring the swing stations is done, and they brought them over to the South so that work continues.

Robert Fisher stated his unit currently has a dust wall. He further explained that the dust wall (created for an intrusion) will be placed in front of the balcony doors and/or windows inside a unit, whenever necessary, so that construction can be done to the unit above or below your unit. They are placed 3 feet inside the unit and made of plywood. There is carpet and plywood placed over your floor to protect it. It makes the apartment dark, but it is necessary.

Robert Perlman began an update on the pool by saying that the pool contractor had not put the tiles in correctly and did not do the waterproofing correctly. A seven (7) day termination letter was sent to him. We brought in a new pool contractor who looked at the job and agreed that the work was not done correctly. The tile in the gutter line must be redone so that it may pass inspection. The tiles will be placed and waterproofing will be done. The pool will be completely water filled and tested. If it tests well, it is emptied, and the waterproofing must cure for 7 days. Afterwards, the Diamond Brite finish will be applied (2 day process). The pool will be filled once more, and the chemicals will be added. The City will then be called for inspection and to give the go-ahead to open the pull.

The jacuzzi may be finished prior to the pool.

## **NEW BUSINESS**

### **Grievances**

Robert Perlman stated that the letter regarding the violations will be sent to owners giving them 14 day notice about the violation. He began by naming the violations:

First violation was for a service animal in the pool area that did its business there.

Bertica Robinson motioned to send the violation to the Grievance Committee and fine them \$100.

Donald Pinkus seconded the motion.

All were in favor.

Second violation was by a renter throwing trash in the laundry room (second time violation), which means that the unit owner is responsible for their action.

Robert Perlman motioned to fine them \$100.00

Rosalie Caplan seconded the motion.

All were in favor.

Third violation was for misconduct and moving.

Robert Perlman motioned to fine \$100.00

Bertica Robinson seconded the motion.

All were in favor.

Fourth violation was for damage to the gate deliberately caused by an owner.

Robert Perlman motioned to fine \$100.00

Donald Pinkus seconded the motion.

All were in favor.

Fifth violation was for lights in the balcony. The owner was asked to remove, at which time they did right away.

The board passed on the incident since the owner complied as soon as they were told.

Sixth violation was for 3 incidents whereby the owner hung signs throughout the building.

Bertica Robinson motioned to fine \$100.00 per incident

Donald Pinkus seconded the motion.

All were in favor.

Seventh violation was an owner passing the barricade and going into the pool. This causes a liability to the building.

Robert Perlman motioned fine \$100.00

Bertica Robinson seconded the motion

All were in favor

### **ASI Contract**

Robert Perlman stated that we have been on a month to month with ASI and would like to extend the courtesy of a signing for the one-year contract. ASI has not increased the contract and the term for termination is 30 days by either party.

Bertica Robinson motioned to sign the one-year contract with ASI.

Rosalie Caplan seconded the motion.  
The motion passed by 8 votes.

### **Introduction to Property Manager**

Robert Perlman began by saying that the board has been searching for a property manager. Last week, 7 board members were present at a closed personnel meeting, and the motion was approved by the majority of the board to make Mayra Giannini, the current Assistant Manager, Property Manager.

Mayra Giannini then thanked the board for the opportunity and all the residents for all their support. She further stated that she really cares about Parker Plaza and its residents and looks forward to continue working with everyone in her new role.

### **Adjournment**

Bertica Robinson motioned to adjourn the meeting.  
Robert Perlman seconded the motion.  
The meeting was adjourned at 8:27pm.

### **Good and Welfare**