

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

Meeting of the Board of Directors Wednesday, August 15, 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

William Gennaro, Treasurer

Robert Fisher, Director

Linda Lustig, Director

Donald Pinkus, Director

Geta Yurovitsky, Director

On the Phone: William Chaiken, Director

Not Present: Bertica Robinson, Secretary

Proof of Notice

Notice properly posted.

Rosalie motioned to accept the minutes from the June 20, 2018 board meeting.

Linda Lustig seconded the motion.

All in favor

Minutes were approved.

Robert Perlman commenced the meeting by introducing Julie Gonzalez, the new Assistant Manager and Manuel Pena, the new Director of Engineering and Maintenance.

Treasurer's Report for May presented by William Gennaro:

Year to Date Income July

Income: \$1,225,274.00

Under Budget by: \$3,510.00

Income YTD \$5,349,112.00

Over Budget by \$19,952.00

Expenses:

Actual: \$350,229.00

Under Budget by 12%

Operating Account: \$1,289,174.00

Payroll: \$52,121.00

Money Market: \$63,782.00

Special Assessment

Special Assessment Account: \$1,329,457.00

Elevator Special Assessment Account: 183,280.00 (\$133,295.00 is in escrow with our attorney)

Total Escrow Account (contractors, owners, renters): \$943,567.00

Delinquent Accounts

Unit #1511, which was in foreclosure, settled and was brought by a bank. We received \$4,200.00 and lost about \$12,000.00. It sold on May 1, 2018, and the new owner is paying the special assessment and maintenance fees.

Unit #1523, which was in foreclosure, sold on July 24, 2018. We have not yet received any money or how much we will receive.

Two other units are in collection and our attorney has filed a notice of lien:

Unit #1214 for \$5,000.00 and Unit #1825 for approximately \$6,500.00

Special Assessment Collected from August 1, 2017 through July 31, 2018: \$2,775,377.00

Total Expenses from August 1, 2017 through July 31, 2018 for the Special Assessment: \$1,445,920.00

Remaining on the Account: \$1,329,457.00 An additional \$406,450.00 collected at the end of this month, which will make \$1,735,707.00 on account.

Secretary's Report

Rosalie Caplan presented.

Committees Report

Laura Carvalho presented

Robert Perlman stated that due to the great job Bill Gennaro and Bertica Robinson have done with the budget, and by minding our P's and Q's on spending, there is a surplus in the budget, which will be put through prior to September 30, 2018. We will be looking into different projects. One is a lease to own program for Chillers. The other area to use the funds is to start replacing the stairwell doors. Last, our CPA will consult us on how we can allocate the money so when the construction is done, we can have the money towards putting on a new roof.

OLD BUSINESS

Update on Concrete Repair

Robert Perlman stated there was a construction meeting, and the board present at the meeting had laid down new ground rules on placing doors back. They will concentrate on the East and continue work on the North and South.

Linda Lustig mentioned the Swaysland Engineering has put a hurricane preparedness protocol in the event of a hurricane from material to the construction needed to prepare in a timely manner.

NEW BUSINESS

Approval to Mail the Proposed Budget to Owners

Robert Perlman started by thanking Mayra for printing the mailing inhouse, and thanked Laura, Ana Luz and Barbara of the Events Committee who volunteered to stuff the envelopes. By doing so, the association saved \$1,200.00. He then asked for a motion to mail the proposed budget.

Linda Lustig made a motion to approve the mailing of the proposed budget

Donald Pinkus seconded the motion

The motion passed unanimously by 8.

Discussion and Approval of Elite Guard Contract

Robert Perlman explained that the contract has a 3% increase, and with the increase, 3 elite guards would receive a \$1.00 raise.

Linda Lustig made a motion to approve the Elite Guard contract

Rosalie seconded the motion

The motion passed unanimously by 8.

Discussion and Possible Vote on Gym Floor

Robert Perlman stated it was recommended and for the pricing shown, to do the whole gym floor (excluding the area where the wood floor lays). We are cleared from the City to go ahead. The Owner of the unit above the gym would pay half of the cost.

Board Discussion

Linda Lustig motioned to approve the gym floor based on getting all the required documents

Donald Pinkus seconded the motion

Motioned passed by 7 Yes votes; 1 No

Radio Antennae

Robert Perlman presented a picture of a 10ft. antennae that a Christian radio station would go to the FCC to use the building as a relay tower with their antennae. In exchange, they are offering \$600 a month.

Board Discussion

Linda Lustig motioned NOT to approve the antennae

Rosalie Caplan seconded the motion

Motion was defeated unanimously by 8.

Southeast Exit Doors Approval

Robert Perlman started by saying that \$150,000.00 was set aside to place 20 stainless steel doors. Custom Group has a change order to prepare the walls to receive the new stainless steel doors (fire doors) starting one section at a time. It was budgeted to do the Southeast side of the building. Three bids have been submitted.

Robert Fisher explained types of doors, hardware and their payment terms. He further stated that out of approximately 10 door companies, they did not have doors approved for hurricane impact and fire rated.

Robert Perlman stated that before any contract is awarded, we must go back to the vendors with our specifications, (i.e. longevity, waterproofing, quality and our payment terms) and moved to table at this time.

Linda Lustig made a motion to table the bids pending further information

Donald Pinkus seconded the motion

The motion passed by 7 votes; 1 abstained

Adjournment

Linda Lustig motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 8:49pm

Good and Welfare