

The Condominium Association of Parker Plaza Estates, Inc.

Hallandale Beach, Florida 33009

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Meeting of the Board of Directors Wednesday, September 26, 2018 at 7:30pm Minutes

Call to Order

The meeting was called to order by Vice President, Rosalie Caplan at 7:30pm.

Roll Call

Rosalie Caplan, Vice President

William Gennaro, Treasurer

Bertica Robinson, Secretary

William Chaiken, Director

Robert Fisher, Director

Linda Lustig, Director

Donald Pinkus, Director

Geta Yurovitsky, Director

Not Present: Robert Perlman, President

Proof of Notice

Notice properly posted.

Bertica Robinson motioned to accept the minutes from the August 15, 2018 board meeting.

Rosalie Caplan seconded the motion.

All in favor

Minutes were approved.

Rosalie Caplan commenced the meeting by asking the members to hold their questions until the end, so that the board may conduct business.

Treasurer's Report for presented by William Gennaro:

Income through August 31, 2018

Income: \$46,777.00

Actual: \$47,249.00

Under Budget by: \$472.00

Income YTD \$5,395,889.00

Budget: \$5,281,881.00

Over Budget by \$114,008.00

Expenses:

Actual: \$515,047.00

Budget: 565,885.00

Under Budget: \$50,838.00

YTD: \$4,358,684.00

Budget: \$4951,027.00

Under Budget: \$592,343.00

Bank Accounts: \$985,636.00

Special Assessment: \$1,226,340.00

Special Assessment Elevator: \$183,280.00

Escrow Accounts: \$938,793.00

Operating Account: \$1,289,174.00

Payroll: \$52,121.00

Money Market: \$63,782.00

Delinquent Accounts

Unit #1511 - the bank foreclosed and settled on May 1st for \$11,382.00. The amount of the mortgage was \$420,000.00. Parker Plaza received 1% (\$4,200.00). Parker Plaza had a loss of \$7,182.00.00.

Unit #1523 – the bank settled on July 1st. \$6,240.00 was owed and Parker Plaza received \$4,290.00 and took a loss of \$1,950.00.

Unit #1214 a lien was filed for \$6,000.00.

One unit that was in collection and owed \$6,500.00 has now paid in full.

Two other units have been turned over to the attorney for collection.

Special Assessment

August 1, 2017 through September 28, 2018

Collected: \$3,144,162.00

Total Expenses: \$2,086,692.00

Remaining Balance on the Account: \$\$1,057,470.00

Five units are late and have been notified that they will be turned over to collection.

Secretary's Report

Bertica Robinson presented.

No sales reported.

Bertica Robinson stated Robert Perlman and she visited a couple of flooring places to replace the carpet in the Plaza and Terrace Rooms. A flooring sample was presented to the members. This particular sample is a waterproof vinyl and has a lifetime warranty. The cost is \$34,667.00 and includes removing and disposing the carpet. It was recommended we first remove the wallpaper and paint the rooms. No decision has been made on doing the project. It is an option to do the rooms in the future.

Committees Report

Laura Carvalho presented.

The events committee will continue to hold "Bingo Night". They are planning the holiday party as well as the New Year's Eve party. Notifications will be sent.

OLD BUSINESS

Update on Concrete Repair

Bertica Robinson stated there were approximately 97 intrusions, and of that number, 43 had had their door reinstalled and dust walls removed. 129 balcony floors have been poured. 6 more balconies will be poured by the end of next week.

NEW BUSINESS

Approval of the Proposed Budget

William Gennaro stated the proposed budget had been mailed to all owners for review on August 16, 2018. There is no increase in maintenance. The surplus funds in the amount of \$797,546.00 is under Special Projects that will be carried over from the current fiscal year into the next fiscal year beginning October 1, 2018.

William Gennaro made a motion to approve the mailing of the proposed budget

Bertica Robinson seconded the motion

The motion passed unanimously

Beach Umbrella and Beach Boy Hiring

Atlantic Broadband has donated 20 beach umbrellas to Parker Plaza. One side will have 2030 and the other side will have the Atlantic Broadband logo. A drawing of the umbrella was provided to the board. A beach attendant would be hired to take care of the beach umbrellas. There will be a fee for the umbrella rentals that would go towards paying the attendant. The fee for renting the umbrella will be discussed and voted at a later time. The attendant will also take care of the beach chair lounges on the beach.

Board discussion

Linda Lustig made a motion to accept the umbrellas that Atlantic Broadband is donating.

Bertica Robinson seconded the motion

Yes votes – Robert Fisher, Geta Yurovitsky, Rosalie Caplan, Bertica Robinson, Linda Lustig

No votes – Donald Pinkus, William Gennaro, William Chaiken

Motioned passed by 5 votes

Vote to Close the Office on Friday the day after Thanksgiving

Tabled

Grievances

Board Discussion on Grievances

Adjournment

Bertica Robinson motioned to adjourn the meeting.

William Gennaro seconded the motion.

The meeting was adjourned at 9:25pm

Good and Welfare