

# 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](mailto:office@parkerplaza.org)

**Dear Unit Owner:**

Florida Statutes include provisions in the Fire Safety Code requiring condominiums to undergo installation and/or changes to certain fire safety related devices. Due to the significant expense typically required to retrofit a condominium in the manner contemplated in the Fire Safety Code, and in recognition of the significant burden this would place on unit owners, Florida Statute 718.112(2)(l) allows an association to vote to “opt-out” of the requirement to retrofit the fire sprinkler system that services the common elements, association property and individual units, upon the approval of a majority of the entire membership.

The cost of the retrofit is estimated at \$ 2,380,000.00. This means that we would have to pass a Special Assessment of approximately \$4,576.00 per unit in order to obtain the money to install the system. There is a specific process that must be followed in order to vote for or against the retrofit so please follow the instructions provided carefully, or contact the office if you need clarification.

Each unit owner will cast their vote in the following manner: (1) by limited proxy if you will not be attending the Special Members Meeting, or (2) by ballot if you will be physically attending the meeting. The Board suggests that even though you plan on physically being at the meeting, you fill out the limited proxy form and cast your vote just in case you experience an unforeseen event and cannot make it to the meeting. If you do make it to the meeting, you can always withdraw your limited proxy and cast your vote by ballot instead. Either way, **IT IS IMPORTANT THAT YOU CAST YOUR VOTE ON THIS ISSUE.**

A “YES” vote means you want to “OPT OUT” of the required fire sprinkler retrofit. If you vote “NO”, you are indicating that you want to retrofit our building with a fire sprinkler system.

Remember: Only (1) vote per unit is allowed. The individual casting a vote must be either the sole owner of a unit or the designated **representative** pursuant to a valid voting certificate. It will only be necessary to complete a new Voting Certificate if you have not previously done so or wish to change the person who will be voting. Otherwise, your voting certificate is on file at the office. If you need a new Voting Certificate, you can obtain one at the office.

Please return the Limited Proxy to the office no later than October 3, 2016 via email at [office@parkerplaza.org](mailto:office@parkerplaza.org) , via fax at 954-458-3276 or mail to the office address. Please be sure to place the name of the eligible voter, the unit number and the voter's signature on the proxy.

**IF YOU HAVE VOTED AND WISH TO CHANGE YOUR VOTE IT IS PERFECTLY ACCEPTABLE TO GET ANOTHER LIMITED PROXY FROM THE OFFICE.**

Thank you for your attention to this very important matter.

Sincerely,  
*Ramon Mejido*  
*President, Board of Directors*  
*Condominium Association of Parker Plaza Estates, Inc.*

See back →

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## **Notice of Special Membership Meeting**

August 19, 2016

Dear Unit Owner,

Notice is hereby given that there will be a Special Membership Meeting held at the following date, time, and place in order for the membership to consider whether to forgo retrofitting the common elements, Association property and individual condominium units with a fire sprinkler or other life safety system pursuant to Florida Statute, Section 718.112:

Date: Wednesday, October 19, 2016

Time: 7:30p.m.

Place: Plaza Room

2030 S. Ocean Drive

Hallandale Beach, Florida 33009

Due to the significant expense typically required to retrofit a condominium in the manner contemplated in the Fire Safety Code, and in recognition of the significant burden this would place on the unit owners, **Sec. 718.112, F.S., allows an association to waive the retrofit requirement if a majority of all voting interests affirmatively vote to opt-out of the retrofitting requirements.**

Thus, it is critical that each unit owner either (1) attend the meeting and cast their vote personally by ballot, or (2) indicate the manner in which you wish to cast your vote by filling out the attached limited proxy form and delivering it to the office at least seven (7) days prior to the meeting. **If a majority interest does not vote to opt-out of the fire sprinkler retrofit requirement, the Association will be required to install the sprinklers.** We estimate that installing this sprinkler system will cost \$2,380,000.00; an amount that we would have to impose upon each unit owner by Special Assessment.

**BY ORDER OF THE BOARD OF  
DIRECTORS OF THE  
CONDOMINIUM ASSOCIATION OF  
PARKER PLAZA ESTATES, INC.**

*By: Ramon Mejido  
President, Board of Directors*

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## LIMITED PROXY

The undersigned owner(s) or designated voter of unit number \_\_\_\_\_ at Condominium Association of Parker Plaza Estates, Inc., appoints \_\_\_\_\_ (insert name of proxyholder) or, if I have filled in no name, the Association President as my proxyholder, to attend a Meeting of the members of Condominium Association of Parker Plaza Estates, Inc. to be held on **Wednesday, October 19, 2016, at 7:30 P.M. in the Plaza Room of Condominium Association of Parker Plaza Estates, 2030 S. Ocean Drive, Hallandale Beach, Florida 33009.** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with the power of written substitution, except that my proxyholder's authority is limited as indicated below.

LIMITED POWERS - FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE WITH A "YES" OR NO" IN THE BLANKS PROVIDED BELOW AND DATE AND SIGN THIS PROXY FORM.

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

**Florida law requires that fire sprinkler systems be installed inside each condominium building and each apartment unit unless it is waived by the membership. If you would like to OPT-OUT of the of the required fire sprinkler retrofit, vote "YES". If you WANT TO RETROFIT, our building with a fire sprinkler system, vote "NO". If a majority vote of the Association votes "YES", then the Association can OPT-OUT of the requirement of having a fire sprinkler retrofit.**

### **DO YOU WANT TO OPT-OUT OF THE REQUIRED FIRE SPRINKLER RETROFIT?**

YES \_\_\_\_\_ NO \_\_\_\_\_

Dated \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature(s) of Unit Owner(s) or Designated Voter

\_\_\_\_\_  
Unit Number

**SUBSTITUTION OF PROXYHOLDER**

(For designated proxyholder use only)

The undersigned, appointed as proxyholder above, will not be able to physically attend the membership meeting and, therefore, designates (Print name) \_\_\_\_\_ to substitute for me in voting the proxy as set forth above.

\_\_\_\_\_  
Signature of proxyholder

Date \_\_\_\_\_, 2016

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 NOT EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.