

# Condominium Association of Parker Plaza Estates, Inc.

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## **Special Meeting of the Board of Directors Tuesday, January 04, 2017 at 2:00pm Minutes**

### **Call to Order**

The meeting was called to order by President, Rosalie Caplan at 12:05PM.

### **Proof of Notice**

Properly posted.

### **Roll Call**

Rosalie Caplan, President  
Robert Perlman, Vice President  
Bertica Robinson, Secretary  
William Gennaro, Treasurer  
Linda Lustig, Director  
Arlene Lippel, Director  
On Phone: Simon Sherman, Director  
Absent-Homero Duque, Director  
Absent-Robert Fisher, Director

### **Discussion and possible vote on choosing a primary law firm**

Three potential condo law firm specialists had been interviewed.  
Robert Perlman motioned to change our primary law firm to SRHL  
Linda Lustig seconded the motion for the law firm

**Yes votes:** Linda Lustig, Bob Perlman, Rosalie Caplan, Bill Gennaro, Arlene Lippel

**Abstained:** Bertica Robinson, Simon Sherman

Two board members were not present.

The motion passed by the 5 members

### **Review and Update Project List**

1. Robert Perlman- Atlantic Broadband- Survey was completed on Dec 23. The week of Feb 1<sup>st</sup> Atlantic Broadband will begin the wiring process. This project is estimated to be completed by the end of March 2017.
2. Robert Perlman- Comcast – Discussed the automatic renewal and meeting with Comcast on 1/05/17 at 2:00pm to discuss an additional 90 renewal.
3. Criteria for renter/unit owner acceptance- Tabled.
4. Comfort animal registration – Robert Perlman will contact SRHL regarding this.
5. Illegal renters – Arlene Lippel will contact SRHL regarding this.
6. Inside elevator- Emil reached out to (Brass Finishing).
7. Elite Guard contract -The Board would like to assure the Rovers are making the proper check points.
8. Discussion of Cool Breeze. Bill Gennaro and Simon Sherman discussed the loss of Freon and the transfer of the Chillers. Per Bill Gennaro, a recap of costs incurred will be done on repairs and maintenance for the last 5 years.
9. Washer and Dryers- Obligation of Coinmach to maintain their machines. Mayra Giannini to look into replacing some of them. Per Linda Lustig, certain machines need to be repaired or fixed.
10. Café Rental- Has been rented.
11. Bill- Yearly Independent Audit, the 1<sup>st</sup> draft will be ready in 2 weeks. This will be completed when Ana returns.
12. Simon- Replacement of 2 Chillers - estimated cost \$600,000.00.
13. Elevator completion – Emil and Mayra will address the issues.

Bertica Robinson motioned to adjourn the meeting.

Arlene Lippel seconded the motion.

The meeting was adjourned at 3:55PM.

Good and Welfare