

**Meeting of the Board of Directors  
January 15, 2014  
7:30 P.M. - The Plaza Room**

**Call to Order**

Meeting was called to order by President Phil Snyder  
at 7:30 P.M.

**Roll Call**

Isaak Sher, Don Pinkus , Phil Snyder ,Homero Duque, Jose Sardina,  
Alan Goran, Johnny Pekats, and Robert Fisher.

**Reading/ Approval of Minutes**

Phil called for a motion to waive reading of Minutes for the November 19,  
2013 minutes.

Alan made a motion to waive the reading of the minutes.

Seconded By: Homero Duque

Phil called for a motion to approve the minutes of September 19, 2013  
meeting.

Homero made the motion to approve the minutes

Don seconded the motion to approve the minutes.

All vote in favor of approving the minutes. The minutes are approved.

## **TREASURER'S REPORT**

Good evening everyone and Happy New Years to all of you.

This will be my last reading of the minutes as I am not running for the Board.

**The Treasurer's report as of December 31, 2013 is as follow:**

### **Operating Income:**

During the month of December 2013 we received \$25,171.00 and the monthly budgeted amount is \$22,275.00. Therefore, we received \$2,196.00 over the budgeted amount which is equal to 10% increase.

### **YTD Income:**

The amount received as of December was \$1,258,388.00 and the YTD budgeted amount was \$1,244,560.00 which makes a difference of \$13,828.00 or 1% over the budgeted amount.

### **Operating Expenses:**

Actual expenses during the month of December were 330,586.00. Budgeted expenses for the month of December were \$329,703.00. We went over \$882.00 or 0.3%.

### **YTD Expenses:**

YTD expenses \$1,306,109.00 YTD budgeted expenses \$1,246,810.00. We have spent \$59,299.00 or 5% over the budget due to the reheat project and the 40 years Re-Certification of the building.

Those unit owners whom might have questions regarding this report are welcome to stop by the office for any clarifications.

## **Sales and Leases**

### **Leases:**

None

### **Sales:**

<b>Unit 614</b>	<b>David &amp; Robin Levin</b>	<b>\$485,000.00</b>
<b>Unit 525</b>	<b>Rita &amp; Rocco Belmonte</b>	<b>\$185,000.00</b>
<b>Unit 1109</b>	<b>Frank &amp; Carmela Principe</b>	<b>\$358,000.00</b>
<b>Unit 503</b>	<b>David Cass</b>	<b>\$180,000.00</b>
<b>Unit 1501</b>	<b>Gloria Cadet</b>	<b>\$216,000.00</b>
<b>Unit 1825</b>	<b>Ivan Belov</b>	<b>\$255,000.00</b>

## **In Memoriam**

**None**

## Committee Reports

Pool Committee:

We have enough lounges and chairs for the pool.

Landscaping Committee:

Nothing to report

Entertainment Committee:

They had a great New Year's Eve party. Every one enjoyed themselves and stayed after New Year's. This was the nicest New Year's party they ever had.

Holiday Security Committee:

The wrist bands worked out well for the 4 days (Christmas Eve, Christmas, New Year's Eve and New Year's). No problems were reported.

Grievances Committee:

Nothing to report

Robert Fisher is going to talk about the building next door. The City of Hallandale is scheduling a Hearing for the Planning and Zoning Board Public Hearing. This is for Wednesday January 22, 2014 at 1:30pm at the City Commission Chambers. The Zoning Committee of Monday, January 20, 2014 at 7:30pm in the Plaza room that gave recommendations to the City on different issues that comes up. One of the projects that are coming up is the 2000 S. Ocean Drive building. If no one appears or shows up or no objections, the city will probably recommend approval of the building next door. The City Commission votes on the recommendations. It is very important that all unit owners attend this meeting on January 20, 2014. Please voice your opinions. After this meeting we will have open discussions. At that time I will go over all the details. Also, I would like to talk about the Robert Hittner sentencing.

## **Manager's Report on Flood Insurance issue:**

In the September Board Meeting, the Board of Directors mentioned we had an issue with FEMA. FEMA is the agency that issues flood insurance and it is a Government run Agency. They are the only ones that write flood insurance and issue the Flood policy.

The Buildings flood policy was written in the AZ zone which is a lowered premium amount (\$166,882.00), and at that time we were at the 80% that is required by law to have. (\$79,964,900.00).

We got a letter from FEMA in the beginning of September 2013 and they told us that they had rewritten the Flood policy in a VE zone, which is a higher premium amount.

I have been working with our agent and have given everything that they requested to have us grandfather in this year's policy. We will be able to pull that information that they requested.

Last week we got word from our agent that FEMA has denied us and at this time we only have coverage for 30% of the building cost. This is not enough coverage and we are not in compliance with the law.

The Law states we have to have 80% of the building cost.

In order to be in compliance and get back to the 79,964,000.00 or **80%** that is required, the additional premium that is now due is a **huge** amount \$345,950.00 with a total Annual premium of \$512,823.00

At time we are still fighting the issue. We have asked our Attorney to check into this issue as this is a nationwide problem. Also, Congress is going to vote on the premium increases sometime this week.

## **PRESIDENT'S REPORT**

GOOD EVENING AND A BELATED HAPPY NEW YEAR. IT'S WONDERFUL TO SEE INTERESTED APARTMENT OWNERS.

GOOD NEWS, WE PASSED THE 40 YEAR RE-CERTIFICATION WITH FLYING COLORS.

ACCORDING TO ONE COMMENT I HAVE RECEIVED FROM A PERSON WHO DOES BUSINESS WITH BUILDINGS OF OUR AGE, WE ARE THE ONLY BUILDING, THEY WORK WITH, THAT HAVE PASSED THE 40 YEAR INSPECTION. I THINK WE OWE A DEBT OF GRATITUDE TO OUR HOUSING AND MAINTENANCE STAFF FOR THEIR PERFORMANCE.

### **LEGAL UPDATE:**

1) WE FINALLY SETTLED WITH IRA SILVER. AS A RESULT WE WILL BE RECEIVING A TOTAL OF \$400,000 FROM MR. SILVER. OF WHICH \$350,000 HAS BEEN RECEIVED BY PARKER PLAZA AND HAS BEEN DEPOSITED IN OUR BANK. BY AGREEMENT WITH THE COURT, THE REMAINING \$50,000 IS TO BE PAID IN SIX MONTHLY INSTALLMENTS.. WE HAVE RECEIVED THE FIRST AND SECOND OF THOSE PARTIAL PAYMENTS RECENTLY

2) ROBERT HITTNER: ROBERT HITTNER HAS PLEADED GUILTY TO ALL CHARGES AND WILL BE SENTENCED ON JANUARY 24<sup>TH</sup>. ROBERT FISHER HAS SOME IDEAS HOW WE SHOULD ORGANIZE OURSELVES FOR THAT DAY.

**PARKING:**

WE HAVE CONTINUOUSLY RECEIVED REPORTS THAT CERTAIN OWNERS AND GUESTS ARE PARKING IN OTHER OWNER'S SPACES. LET ME REMIND YOU, THAT OUR RULES AND REGULATIONS STATE: "ANY VEHICLE PARKED IN AN UNAUTHORIZED SPACE OR NOT HAVING THE CORRECT INFORMATION WILL IMMEDIATELY BE TOWED AWAY AT THE EXPENSE OF THE VEHICLE'S OWNER." ALSO, OUR DOCUMENTS ALLOW THE ASSOCIATION THE USE OF ANY UNIT'S DESIGNATED SPACE WHEN THE UNIT OWNER, LEASEE OR OCCUPANT IS NOT USING THE SPACE FOR THE PERIOD OF TIME THEY INFORM THE OFFICE THEY WILL NOT BE OCCUPYING THEIR RESIDENCE

IN MOST CASES THAT SPACE WILL BE FOR THE USE OF OUR EMPLOYEES. (SEE THE PARKER PLAZA'S DECLARATION OF CONDOMINIUM ARTICLE XVI)

**CARPETING:**

WE ARE NOW IN THE PROCESS OF HAVING OUR CARPETS IN THE COMMON AREAS SHAMPOOED AND CLEANED.

### **SERVICE AND COMFORT ANIMALS:**

AS WE HAVE STATED PREVIOUSLY AND IT IS LISTED IN OUR RULES AND REGULATIONS, SERVICE AND COMFORT ANIMALS ARE ALLOWED AS LONG AS THAT NEED FOR SUCH ANIMALS HAS BEEN CERTIFIED BY A PHYSICIAN AND PROPERLY REGISTERED IN OUR OFFICE, OTHERWISE, WE WILL HAVE TO TAKE THE NECESSARY STEPS TO LEGALLY REMOVE THE ANIMAL FROM OUR PROPERTY.

### **REGARDING THE HOME OWNER SERVICE PLAN:**

BECAUSE OF THE NEGATIVE COMMENTS WE HAVE RECEIVED FROM APARTMENT OWNERS REGARDING "TOTAL", WE HAVE CONTACTED "SERVICE AMERICA" AS AN ALTERNATIVE FOR INDIVIDUAL APARTMENT OWNER'S MAINTAINENCE SERVICE.FOR THEIR UNIT. YES, "SERVICE AMERICA'S" WILL COST A BIT MORE THAN "TOTAL" BUT THEY GUARANTEE TO RESPOND IN A TIMELIER MANNER THAN "TOTAL" HAS EXHIBITED.

WE LEGALLY CANNOT RECOMMEND ANY PARTICULAR COMPANY BUT, WE CAN PROVIDE YOU WITH SERVICE AMERICA'S RATES UPON REQUEST.

TWO ADITTIONAL COMMENTS REGARDING "SERVICE AMERICA": SERVICE AMERICA WILL BE HAPPY TO CHAIR A SEMINAR FOR THE UNIT OWNERS EXPLAING HOW THEIR COMPANY OPERATES AND FINALLY THEY STATE IF 100 OR MORE OWNERS SIGN UP FOR "SERVICE AMERICA'S" SERVICE THEY WILL LOWER THEIR STANDARD RATES TO EACH OWNER.



## **RE-HEAT PROJECT:**

THIS PROJECT, WHICH HAS BEEN PRESENTED AND APPROVED, PREVIOUSLY, IS IN THE LAST STAGES TOWARD COMPLETION, PROBABLY WITHIN A MONTH, TO SIX WEEKS. THIS PROJECT IS DESIGNED TO REDUCE THE HUMIDITY IN OUR HALLWAYS WHILE MAINTAINING THE TEMPERATURE AT COMFORTABLE LEVELS

## **WORK IN THE GARAGE:**

THERE ARE THREE ON- GOING PROJECTS:

- 1) WORK ON LOOSE WIRES AND HANGING WIRES - IS 80% COMPLETED
- 2) REPAIR OF LOOSE CONCRETE IS NOW IN PROCESS
- 3) IN THE NEXT FEW WEEKS WE WILL BE REPLACING THE SUPPORTS OF THE OVERHEAD PIPES IN THE GARAGE WITH NEW STAINLESS STEEL SUPPORTS. OUR OLD SUPPORTS ARE CORRODING.

I WOULD LIKE TO MAKE YOU AWARE THAT THE COST OF OUR WATER BILL IS ASTRONOMIC! OUR YEARLY BILL IS \$360,000 OR \$30,000 DOLLARS A MONTH. WHICH COMES TO EACH OF US A \$690 PER YEAR OR \$57.50 PER MONTH. I THEREFORE URGE ALL OF YOU APARTMENT OWNERS TO USE YOU WATER PRUDENTLY WITH SOUND JUDGEMENT. ANY SAVINGS MAKE IN OUR WATER BILL IS PUTTING MONEY BACK INTO YOUR POCKET.

Just a reminder that the store (Unlimited Café) is open. The store is located at across from the back side of the office.

**Finally**, I would like to let you know that we will not have an election as only 9 owners put their name in to run for the Board.

We will have an Annual Meeting February 20, 2014 (Thursday) at 7:30PM. The mailing is going out next week. Please make sure that you send back the pink proxies (to waive the reserves). We need at least half of you to respond, or we will not have an Annual Meeting.

Please return the proxies promptly.

One other thing before we adjourn the meeting.

The Board would like to give a special thanks to Jose Sardina for all his help and being the Treasurer for the last year. Very special thanks. We appreciate all the input and help with Maintenance and all the other parts of the building. We hope you reconsider in the future of being part of the Board.

Phil called for a motion to adjourn the meeting.

Homero made the motion to adjourn.

Alan seconded the motion.

Meeting was adjourned at 9:15 PM.