

**Meeting of the Board of Directors
January, 16 2013
7:30 P.M. - The Plaza Room**

Call To Order

Meeting was called to order by President Barry Lustig at 7:30 P.M

Roll Call

Alan Goran, Barry Lustig, Homero Duque, Bill Gennaro, Don Pinkus, Phil Snyder, Jose Sardina, Armando Leyva and Johnny Pekats

Reading/ Approval of Minutes

Motion to waive reading of Minutes
Seconded By: Alan Goran and Phil Snyder

Treasurers Report

A. Income Received

December 2012/Actual **23,582**

December Budget **30,615**

Income for December was under budget by 7,033 or (23 %)

YTD Income - Actual **1,187,829**

YTD Budget **1,177,922**

Income for YTD was over budget by 9,907 or (0.8 %)

B. Expenses

December 2012/Actual **327,301**

December Budget **329,037**

Expenses were under budget by 1,736 or (0.5%)

YTD Expenses - Actual (10/01/12 to 12/31/12) **1,223,109**

YTD Budget **1,177,922**

Expenses were over budget by 45,187 or (3.8 %)

C. YTD Income vs. Expenses

Expenses exceeded income by 35,280 or (2.9 %)

D. Delinquencies:

1. There are a total of **8** units that have not paid the Oct 1, 2012 maintenance fee or past maintenance fees. The total amount is **73,204.**

E. Foreclosures / Legal Action

There are **8** units in various stages of foreclosure . We do not receive our maintenance fees from the owners or the banks that hold the mortgage. When the units are sold, we may receive some percentage of the outstanding fees.

F. Rental Units

1. Parker Plaza rents unit 317 and applies the rental money (1250/mo) to the maintenance fees owed
2. We recently received title to unit 1825 . The unit is being cleaned, painted and new appliances were purchased and installed. The unit has been rented beginning February 1,2013.
3. Parker Plaza also has title to Unit 1008. The unit needs extensive repairs and new appliances before it can be rented. Funds for this project have not been budgeted because the bank could foreclose at any time.

Screening Committee

Sales:

1007 Natalia Borysova	\$240,000.00
1217 Rafael & Gay Collazo	\$240,000.00
1424 Evaristo Ortiz	\$318,000.00

Leases:

0906 Gary Tajcher
1017 Paula Smith-Schwartz
1207 Kyna Motta
1716 Joanne Mena

Landscaping Committee

We planted flowers around the pool deck. We also, took out two trees at the pool deck that were blocking unit owner's view. We then planted four new trees at the pool deck and 4 in front of the building, for a total of 8 trees. Also, on February 7, we hired a new landscaping company.

Grievance Committee

Nothing to report

In Memoriam

Unit 1716 Jean Lowenstein pass away on 12-17-12.

Unit 2205 Maxine Paris pass away on 1-16-13.

Election Committee

This will be the last meeting of the present Board. Please thank all the Board Members for their efforts. The election of the new Board will be on Thursday February 21. Only 9 unit owners elected to run for the Board so there will be no election necessary. The 9 unit owners will automatically be elective on the next Annual Board Meeting.

The following are the list of names:

Jose Sardina
Homero Duque
William Gennaro
Isaak Sher
Johnny Pekats
Robert Fisher
Donald Pinkus
Alan Goran
Philip Snyder

At the Annual Meeting the Membership will consider the vote for the Reserves for the next fiscal year. On Voting on the reserves, remember the wording on the proxy. A YES vote means you want to waive the reserves, and a NO vote means you want the reserves, and your Maintenance fees will go up. It is necessary that all unit owners fill out the proxy in order to have a quorum. We must have 51%, with a total of 261 YES votes in order to waive the Reserves. At the Annual meeting the first organization meeting of the new board will take place. At this time they will elect the new Executive's which will consist of President, Vice President, Secretary, and the Treasurer.

Question was asked about what the cost would be if they voted for reserves? At this time no amount given. We have an estimated figure and we have certain mandatory things that need to be done like painting of the building and the parking lot that could amount to substantial sums. Then we have to divide them each one by the number of years till we do the job. Example; cost of painting 6 hundred thousand dollars and we have to do this in 2 years, then would have to put three hundred thousand dollars each year, so we don't know the figures until we make them. So normally we waive the reserves.

New Business

Soffit Contract Decision and Approval: With a best value bid which includes patching all the ceiling holes made by the Sprinkler and Fire Alarm Companies, we now will vote to accept Hemar Construction of Miami's bid and award the job to them All In Favor...

Someone in the audience requested to wait on this vote. Requested what the bids were.

Parker Plaza received 4 bids from ABCO Electric, Hemar Construction, Power Tech and Imperial Construction.

Bids were: ABCO Electric	\$120,000.00
Hemar Construction	\$129,745.00
Power Tech	\$171,880.00
Imperial Construction	\$210,710.00

Robert Fisher thank the Board for all their efforts, he wanted to mention to the Board that he appreciated all the work and time spent trying to put these bids together and going over the information of the Soffits. However, we seem to have problems with the bidding in which you done on the construction so far, in which the Sewer lines have cost twice as much as you told the unit owners it was going to be. From \$65,000.00 to about \$108,000.00 which is not completed yet, and scope of work was not clearly defined. You told us that an Engineer wrote a report of the plans, and we could look them over, you never did that. Where I am going with this, the big dollar items to do the right thing for the building and some of the decisions are based on the Salesman and Contractors that give you for the proposal. You don't usually have a define scope of work; you don't have a professional that reviews the work that understands the scope of work. He would like to have someone professionally review the work. Per Barry Lustig, this will be up for decision when Robert Fisher is on the Board next month.

A question from one of the owners asked who made the drop ceiling on the 8th floor, was it an example? Yes

Another unit owner questions why the owners are not able to vote on the contracts. The board raises their hand quickly before anyone can say anything. He wanted to see the pricing and quotes before it gets voted on. He wanted to delay the Pool Project for another month when the new board takes over. He then went on about someone told him that the Exterminator gets paid in advance by one year and the Column repairs in the basement were paid in advance. The Board responds as this is not a true statement. He can come into the office and look at the contracts if needed. The unit owner still wanted the pool repair to wait one more month for the repairs, and he wanted the unit owners to make the decision not the Board. The Board explains that they were elected to make the decisions for the residents. No one but two people decided to run for the board for this year with the other 7 residents that stayed on the board. The Pool Project

is an important repair to the building. Three Engineers looked at the supports in the garage and they all agreed, this needs to be done as soon as possible, as this is a safety issue.

Pool Projects Contracts Decision and Approval
Custom Group Deerfield Beach (Colum Repair) \$ 5200. All in Favor...

The Pool Project (Custom Group of Deerfield Beach was voted on to do the repairs, was passed.

Picture Perfect Pools Pompano Beach (Rust & Rebar Repairs on Bottom) \$ 1450. All in Favor...

Picture Perfect Pools of Pompano Beach was voted to do the pairs, was passed.

Elections:

There were 9 candidates names submitted to run for the Board. Since there were as many candidates as open slots a general election is not necessary. The candidates' names are:

William Gennaro
Homero Duque
Jose Sardina
Phil Snyder
Don Pinkus
Robert Fisher
Alan Goran
Johnny Pekats
Isaak Sher

At the annual meeting the Boards officers will be selected and installed.

Shortly you all will be receiving in the mail a pink ballot regarding Waiving Reserves. It is important that you fill this out and return it to the office as soon as possible. If you don't vote to waive reserves that means that at least 10% of our annual operating budget must be immediately and fully funded by an assessment, so it's important to vote. If you have any questions about the ballot or reserves, please see Alan Goran in the office.

Presidents Report

Sewer Project:

US Sewer and Adler Mechanical have completed the relining of the sewer pipe main and the holes have been filled in.

The next step in this project is underway. The contractor is waiting for approval by the City of Hallandale to proceed with cementing the pavement. First the City will inspect the steel rebar, and give permission to pour the concrete after which the city will return to final out the entire job.

Unit 1825:

Unit 1825 which was awarded to Parker Plaza by the courts was inspected by us and found to be in very good condition. It needed a Refrigerator, Stove and Dishwasher which we put in at nominal cost. On Monday, I asked Ellie Pinkus to list the Unit. I'm happy to report that she has rented the apartment for \$1100/month. We have signed the lease which begins Feb 1st. Ellie was kind enough to handle this rental for us at half the usual commission which benefits Parker Plaza bottom line directly.

Cement Work:

You may see a man hanging on a small chair outside the building. He is working on several areas of the skin of the building repairing the concrete and other items that need repairs.

Pool Repairs:

The pool will be drained on Monday January 28 to make necessary urgent repairs. The repairs consist of repairing the cement and steel columns under the pool which are crumbling. These columns support the entire shallow end of the pool. The pool has to be drained to lighten the load on these columns while they are being worked on. While the pool is empty, a second company will go into the pool and repair the bottom of the pool wherever it is rusting. Rust on the pool bottom demonstrates that water is seeping thru the concrete and rusting the steel rebar within the cement. If it left unrepaired, further damage will be incurred increasing the expense to repair it and further weakening the pool.

To those folks who ask why repair the pool THIS week of all weeks... There is NO good time to repair the pool, every week of the year has people who want to go swimming. All we can do is try to avoid heavy holiday weeks. We are aware that this is Florida, and people from the North come down to visit, leave the cold behind and go swimming. We can't in good conscience know that the pool needs these emergency repairs, and postpone it.

The people repairing the pool estimate the repair will take between 7 and 10 days, but they are optimistic that it can be done in less than a week. As we all know, it's impossible to know the full extent of the repair until they dig in. Proper maintenance of the property has been the goal of this board, and continues to guide us.

At the same time the support columns inside the pool are being repaired, we will also repair the rust weakened areas on the floor of the pool, and pressure wash the pool deck. That will be 3 necessary pool projects taking place at the same time.

RULES AND REGULATIONS COMMITTEE

The committee has approximately 5 meetings which consisted of the following members:

Frank Frowiss

Linda Lustig

Bernice Neft

Rosalie Caplan

Ruth Squillante

Sheila Fischgrund

Elaine Kramer

Homero Duque

They have made changes and edited the regulations and came up with some new ideas.

The Board will make the final changes to these Rules and Regulations. Rosalie thanked all the people on the Committee and thanked the Board for allowing giving a voice and allowing them to help.

Barry Lustig the President wanted to let everyone know that the new board coming on next month will be a very good board. Nothing to worry about with the new Board and that this is his last Board Meeting as a Board Member.

Motion to Adjourn

Motion to adjourn meeting by Board Member: Homero Dupue

Second by: Bill Gennaro

Meeting was adjourn at 8:07pm on January 16, 2013