

# 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  
www.parkerplaza.org

## **Meeting of the Board of Directors Wednesday, January 17, 2018 at 7:30pm Minutes**

### **Call to Order**

The meeting was called to order by President, Robert Perlman at 7:30pm.

### **Roll Call**

Robert Perlman, President  
Rosalie Caplan, Vice President  
Bertica Robinson, Secretary  
William Gennaro, Treasurer  
Robertino Asaturyan, Director  
William Chaiken, Director  
Robert Fisher, Director  
Linda Lustig, Director  
Donald Pinkus, Director

### **Proof of Notice**

Notice properly posted.

Robert Perlman motioned to approve the minutes of the board meeting on December 20, 2017.

Abstained: 2

Approved: 7

The motion was approved by 7 votes.

### **Treasurer's Report for December presented by William Gennaro:**

#### Year to Date Income November and December

Income: \$9,817.00

Budget: \$47,249.00

Income YTD \$1,374,980.00

Budget \$1,359,282.00

Over Budget by \$15,698.00

Expenses:

Actual: \$365,790.00

Budget: \$388,104.00

Under Budget by \$32,314.00

YTD Expenses

Actual: \$1,142,671.00

Budget: \$1,339,683.00

Under Budget by \$197,012.00

Bank Account Operating Fund: \$528,996.00

Payroll: \$91,304.00

Money Market: \$63,770.00

New Special Assessment Fund Total Remaining on Account: \$1,676,479.00

Elevators: \$190,000.00

Escrow Accounts: \$930,331.00

Delinquencies in Maintenance through December 31, 2017:

2 units for a total of \$12,300.00

(1 is in foreclosure and one unit that is in the attorney)

\$70,487.00 in Legal delinquencies

\$11,604.00 in Miscellaneous amounts such as storage fee, parking, etc.

Total Delinquencies: \$94,411.00

Delinquencies for the Special Assessment from August 1, 2017 through January 17, 2018:

Collected \$1,956,780.00

Total Expenses through today: \$449,761.00

Bank Loans: The \$7 million fixed loan as of November 10, 2017 has an outstanding amount of \$5,656,163.00 paid quarterly at the interest rate of 3.64%. The maturity date is February 1, 2027.

The \$2 million revolver loan with a maturity date of February 1, 2027 at the variable rate of 2.94 has an outstanding balance of \$111,756.00.

**Secretary's Report**

Bertica Robinson presented.

The east side intrusions required.

**President's Report**

The concrete to the pool is near done. An addendum has been added to the pool contract to state that they have 47 days from the actual start date (excludes holidays, weekends) to finish the work or face penalty.

Robert Perlman mentioned that Parker Plaza has received a check in the amount of \$130,000.00 from Atlantic Broadband for a door fee and added to our surplus.

## **OLD BUSINESS**

### **Update on Concrete and Pool Renovation Project – Bertica Robinson presented**

The Engineer will advise on those units that have intrusion damages and repair. Dust Walls will be constructed to perform repairs. Most severe damage occurs right outside the sliding glass doors and/or floor to ceiling windows. Depending on the extent of the damage, some unit's flooring may be affected. If intrusion is minimal, the contractor may be able to dig out damaged concrete, install new steel bars and fill with new concrete. Completion of the South side should be in May.

Additional color samples of the balcony floor paint will be provided. The default color is grey. We are awaiting a sample of a smoother texture finish. The tile lines can be embedded on the balcony floors at a cost to the unit owner of \$3.00 per square foot.

The Engineer will be provided with a list of owners that wish to have their shutters placed back. Concrete repairs are being done to the under shell of the pool. The pool is expected to be completed by the first week in February.

Linda Lustig has asked the Engineer to check the concrete pool umbrellas to make sure they are safe.

### **Committee Report**

Geta Yurovitsky of the Events Committee presented.

Tickets are still available for December 31<sup>st</sup> – New Year's Eve Party

## **NEW BUSINESS**

### **Housekeeping Contract**

Robert Perlman began by stating the first order of new business is to select the cleaning people. The present company being ASI. There are 3 companies that bid; ASI, Five Star and C & E Building Maintenance. Currently, the ASI contract is on month to month terms.

Board discussion.

Robert Perlman asked for a motion to continue month to month with ASI and give the board a chance to review all the bids in detail and come back and vote in one month.

Bertica Robinson seconded the motion.

Roll Call

The motion passed unanimously.

### **Noise in the Gym**

Robert Perlman stated that a unit owner has complained on numerous occasions about the noise coming from the gym. Currently, the gym has ½ inch floor padding, and looking to replace the floor padding to ¾ inch padding at a cost of \$18,000.00. The owner with said complaint stated he would pay half of the cost.

Board discussion.

Robert Perlman motioned to table this item at this time.

Bertica Robinson seconded the motion.  
The motion was approved unanimously.

**Vote to Authorize Matthew Maranges, Association Lawyer to Proceed with the Lawsuit against Continental Glass and Nibor Enterprises, i.e. XCEL Engineering Corp.**

Board discussion regarding the report provided by the engineer's inspection. This is to give the lawyer permission to go ahead with filing of the prepared motion and after the second inspection, ask the lawyer to provide a detailed summary of the "Risk and Reward."

Linda Lustig motioned to have the lawyer file.  
Bertica Robinson seconded the motion.  
The motion passed unanimously.

**Atlantic Broadband Special Discount Price on Extras for 7 Years**

Robert Perlman began by saying that owners that wish to have internet with Atlantic Broadband will pay \$29.99/month. Atlantic Broadband has to place the information in the system to reflect that price for the next 7 years.

William Chaiken further stated that there should be no increase in the internet or the modem for the next 7 years. To date, there is no confirmation to honor the price for the next 7 years.

Robert Perlman stated that he will have the association attorney send a letter to Atlantic Broadband giving them 30 days to respond. The TVO price to be included.

Robert Perlman stated that Atlantic Broadband will give Parker Plaza a referral fee of \$10 per unit. Example: (Hemispheres has 1000 apartments. At \$10 an apartment Parker Plaza would receive a \$10,000 referral fee.)

**Adjournment**

Robert Perlman motioned to adjourn the meeting.  
Bertica Robinson seconded the motion.  
The meeting was adjourned at 8:33pm.

**Good and Welfare**