

**Meeting of the Board of Directors
January 18, 2012
7:30 P.M. in The Plaza Room**

Call to Order:

Meeting was called to order by Don Pinkus (President) at 7:30 P.M.

Roll Call:

Alan Goran, Jose Sardiña, Sy Kessler, Don Pinkus, Robert Fisher, Barry Lustig and Johnny Pekats.

Reading of The Minutes:

Waived.

Minutes from the previous meeting were approved.

Reports:

Treasurer's report was not available for this meeting but will be available in the office next week.

Pool – Johnny Pekats stated that all was well at the pool area.

Landscape – Robert Fisher reported that the landscaping was just about finished but it needs watering and time to flourish.

Social Club – Nothing to report.

Advisor Committee – Nothing to report.

Death Notices – Morty Frolow of Unit 1419 passed away.

Letters received by the Board that were read:

See attached pages.

From: sarahandray@videotron.ca
To: aliegee@aol.com
Sent: 12/20/2011 10:06:09 P.M. Eastern Standard Time
Subj: Fwd:

-----Original Message-----

Date: Tue, 20 Dec 2011 21:56:52 -0500
From: sarahandray@videotron.ca
To: parkerplaza.org@videotron.ca

To Whom It May Concern:

This is to voice my disappointment in tonights gathering.

This evening is officially Erev Chanukah, not Christmas. I understand you want to celebrate both religious holidays. However, to bring in a Priest on Chanukah is an insult to most of the observant Jews who where gathered in the lobby, to witness a lighting of the Chanukah candles.

There is nothing wrong with Christmas carols and hymns being sung while also participating in Jewish songs, but to go as far as to have a Priest with holy water crossing the audience is absolutely overboard. This is totally not acceptable.

The reception was nice but the entree was so out of place that the whole intention negated itself.

Please reconsider and next year do it without offending others.

The boundaries were overstepped this year.

Sincerely,

Sarah and Ray Toledano
Unit 2206

12/29/2011

PHILIP SNYDER
2030 S OCEAN DRIVE
APARTMENT 1909
HALLANDALE FL 33009

December 27, 2011

To: The Board Members of Parker Plaza

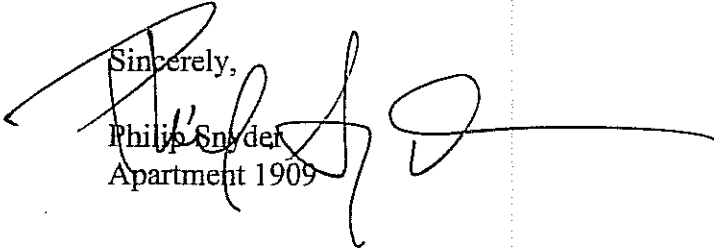
I want to take the opportunity to thank the board and everyone else involved in putting together the Holiday festivities of Tuesday, December 20th celebrating the Christmas and Chanukah Holidays with it's delightful backdrop of the trimmed Christmas tree and stately Menorah.

What made the celebration especially distinctive was the two clergy men, a Rabbi and a Priest, to explain the symbolic significance of the lighting of the Menorah and the Christmas tree. The night was further illuminated, as each clergyman recounted the histories and significance of the symbols that stood behind them. I am sure, as the stories were recounted, most of the audience noticed, though different, the two religious holidays are similar in their celebrating their faith in the Almighty. It made for a beautiful evening.

That said; I have to say, I left the holiday celebration with a bittersweet taste. Sweet on seeing the lighting of the Menorah and Christmas tree. Sweet in listening to the Rabbi and Priest explain the meanings of the two symbols. Sweet in hearing the singers as they entertained us with their melodic voices hailing the holidays. Sweet were the delicious latkes served at the end of the evening. But I am bitter at those few inconsiderate people in the audience, who throughout the evening, continued to chatter away during the entire evening. Their manners were abominable. Not only to the invited speakers, but to the rest of us who came to join with our Parker Plaza neighbors, friends and invited guests in what was supposed to be a joyous evening. Each of those people know who they are, and they should hang their heads in shame and beg the pardon of we celebrants for ruining, what, was a to be a night we came together to celebrate this season of Joy, Hope and Brotherhood.. Shame on them

Sincerely,

Philip Snyder
Apartment 1909

A handwritten signature in black ink, appearing to read 'Philip Snyder', with a long horizontal flourish extending to the right.

Screening Committee:

	Sales / Leases for December 2011				
1725	Sale	Parker Plaza to Frappier		\$175,000 1B1B	
1008		Engels to Parker Plaza		2B2Bconv	Writ of ProceSSION
1624		Regen to parker Plaza	11/1/2011	\$500.00 2B2Bconv	Writ of ProceSSION
2003	Lease	Spar	12/31/2011		
2102	Lease	Rubinsky	12/26/2011		
1616	Lease	Gonzalez	12/31/2011		

The meeting was then turned over to Don Pinkus.

Building Updates:

Landscaping and Sprinklers:

The sprinklers and the landscaping are nearing completion for the front of our building. We ordered six Royal Palms, hedges, plants and ground cover plants for the front of the building. The planting is complete except for the South front area at the exit driveway.

Surface Water Well Project:

Drilling of the Wells and installation of the Well collection boxes is completed. We are with the water flow directional pipe replacement for the surface water drainage in the garage. We have sold the old cast iron pipes and replaced with heavy schedule PVC and received approximately \$6,000.00 to date.

Voting For Maintenance Escrow:

The vote is in and passed for maintenance escrow.

This amendment will read:

"All new buyers of units in our building must deposit in an escrow account two quarters of maintenance to insure timely payment of their maintenance requirement, after five years of consecutive, on-time payments. If the payments are not timely, the escrow is returned upon sale of the unit, less any unpaid monies owed. When the current owner sells the new buyer must make a new deposit.

The By-Laws change and is in forced as of January 1, 2012. Any unit sold after that date will be required to meet the terms.

Criminal Case:

The status hearing date is March 7, 2012 at 10:00 AM. The defendant's attorneys, the Assistant State Attorneys and the Attorney for Parker Plaza will attend the status hearing. There was a change of Judges for this case, Judge Jeffrey Levenson will preside. As many of our unit owners should plan to attend. Please contact Barry Lustic for details and available transportation.

Parking Access Control:

Traffic control arm in front of the entrance gate to all parking area areas are completed. Resident cars should be fitted with the new transponders and ID decals at this time. The remote controls are disabled. At this time any car that is found in a unit owners parking area without ID or any unit owner have parked in other than their own space, will be towed without notification. If a unit owner doesn't use their parking space for their own car, they can rent it to another unit owner only. If you're not a unit owner you cannot park in our garage or open areas that are designated as exclusive used for common areas.

Washing Machine Contract:

Coinmach has completed the installation of the new front loading machines. The new machines will operate on Smartcards. The Smartcards cash recharging station is installed in the North mail room. Each unit owner

will receive a card with \$5.00 credit on it at no charge to the unit owners. The cards can be recharged in the mail room using \$5.00, \$10.00 or \$20.00 dollar bills

New Emergency Generator:

We have placed an order for our new emergency generator. It will take about ten to twelve weeks for delivery and installation. We have arranged to not give the vendor any money until the unit is delivered to our job site. When operational this unit will be able to run two elevators, hallway lights, hot and cold water and all our emergency systems. We have cut an opening into the wall leading into the equipment room and will install a louver to vent our new generator.

Financial Status:

We have 1 unit owner that has chosen not to pay the second half of the special assessment (\$760.34). We also have 44 unit owners who have not paid their quarterly January maintenance for a total of \$81,734.32. The total of all delinquencies is \$170,645.88 that includes \$84,322.91 which is the write-off amount for bad debts.

Foreclosures:

The building now owns unit 317, 1008, 1108 and 1624, but there are mortgages against them. We are not paying the mortgages or taxes, but we have the units rented so we can recapture the unpaid maintenance. There are a few more units that we will most likely get the title, but they will also have mortgages. We shall rent them and recover as much money as we can before the bank forecloses. We are sandbagging the banks the same way as they did to us for the past 18 months or more. We anticipate recapturing a portion of the funds we had to write-off due to the banks tactics. If the banks decide to foreclose on the Association, we will let them have the units.

Chillers:

We need to be proactive to the chillers for the air condition to our building. After 25 years they are tired and on their last legs and need to be replaced. If they fail in the summer we will be without air conditioning for about three to five weeks. We are getting prices for the replacement of a unit that will handle the whole building with energy savings that will pay us back in approximately 4.1 years. We have \$300,000 toward the \$400, 00 costs. We will not access for this but will arrange a two year payout or borrow the funds from ourselves.

Roof Repairs:

We had a roof moisture survey done on our roof to determine if we need a new roof or repair. The following is the professional judgment of the CEBB Engineering and Testing Company.

From page 5 of the report, of the test, dated December 23, 2011, 1 quote:

“Based upon the roof moisture survey the roof does exceed the maximum allowable limit (over 8%) at the highlighted locations ONLY as revealed by the Chart “A” on page 2. Therefore, it is in our belief and professional judgment that the said roof system could remain in place, subject to repairs at the selected locations.”

Based on this report we have put the repair out for bid and will award it after all bids are in and reviewed.

A motion was made to adjourn the meeting. The motion was seconded.

Respectfully submitted,

Sy Kessler,

Secretary