

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors
January 21, 2009
At 7:30 p.m. in the Plaza Room

Call to Order:

The meeting was called to order by Secretary, Sy Kessler at 7:30 p.m.

Roll Call:

All members of the Board were present: Wendy Rosen, Linda Shamlan, Alan Goran, Sy Kessler, Homero Duque, Al Mizrahi, Bob Ortiz, Johnny Pekats, and Arlene Lippel.

Reading of the Minutes:

Al Mizrahi made a motion that we waive the reading of the Minutes since they have been posted on the web and read by the members. This was passed unanimously. He then made a motion that we approve the Minutes and this too was unanimously passed.

Treasurer's Report

Al Mizrahi began his report reminding us that we are now at the end of the first quarter.

Our cash position at the end of December:

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|---|---------------------|
| Banco Popular Operating | \$127,635.52 |
| Banco Popular Payroll | \$67,291.18 |
| Banco Popular Money Market | \$18,830.61 |
| Banco Popular Small Expense Account | \$1,083.90 |
| Total Banco Popular Operating accounts | \$214,841.21 |
| Banco Popular Money Market Escrow (rentals) | \$76,167.38 |
| Banco Escrow (Contractor) | \$1,843.90 |
| SunTrust Signature Advantage | \$505,095.97 |

We have recovered \$11,455 from previously delinquent accounts. For this quarter we have a total of \$15,317 uncollected fees. He went on to explain that the year to date delinquencies are about five thousand less than expected. We recovered income in the amount of \$31,574 from old delinquencies. Our rentals are less than budgeted because the big office has not yet been rented and it is budgeted for \$2,000 per month. However, we will be receiving rent from unit 709. This is the unit we received in the Greenberg settlement and the monthly rent is \$1400. There have been some “one time” expenses such as updating the computer software, the electrical room and higher than expected water and sewer expenses. On the “good” side the payroll expenses are expected to be under budget for the rest of the year as will be our gas and insurance expense. Mr. Mizrahi prepared a series of graphs to show our utility use and he explained the usage in detail. With regard to the annual audit he told everyone that a draft of the audit has been completed, the draft is being reviewed, he indicated that things look very good and that a final version will be ready to post and distribute shortly. To close, Mr. Mizrahi said this was the last meeting of this board and for personal reasons he wasn’t running next year. He went on to say it has been a privilege and a pleasure to have been treasurer. He thanked Homero Duque for being a superb president and he also thanked Julio Ortiz and the staff for their good work. He received a nice round of applause.

President Homero Duque thanked Al Mizrahi for doing a “fantastic” job. “He paid attention to many details, gave us lots of information and helped with our goal of a “transparent board.” President Duque went on to thank the members of the board and unit owners for their support. He extended a special thanks to Julio Ortiz, who has taken over much of the operational work of Parker, for an exceptional job. He continued by telling everyone he was running again but if elected he would not accept a position as an officer. “I know I acted with honesty and integrity which is the most important thing. My goal as I expressed to you back in March was to be as open as possible and I think I was.” His comments were followed by a round of applause.

New Business:

Mr. Duque gave an **update on the security door project**: the permits are now in place, the work has begun and we expect completion within 2 to 3 weeks. We will advise residents about how the process of exchanging keys for fobs will work, and this should happen within a few weeks.

The 2009 election will be held on February 19, 2009, at 7:30 p.m. in the Plaza Room. The 16 candidates are as follows: Nancy DeCelle Colicchio, Angela Di Giovanni, Homero Duque, Alan Goran, Sy Kessler, Manny Langonikos, Arlene Lippel, Veysell Naranjo, Eberto (Bob) Ortiz, Johnny Pekats, Donald C. Pinkus, Ramsey Sardina, Herbert Shamlian, Ruth Steinberg, and Carmine Tufano. The Second Notice of Elections will be mailed soon and it will include the agenda, the ballots, return envelopes and copies of the candidates' resumes. Meet the Candidates Night is scheduled for Wednesday February 4th at 7:30 p.m. in the Plaza Room.

Electrical Project: Phase 2 has been completed and has been approved by the City. Due to demands made by the City we have experienced some cost over runs. Now we are ready to begin the third and final phase. To this end we have received 2 quotes. One for \$18,000 and the other for \$8,400 from Highgrade Electrical Contractors who we believe should get the job. A motion was then made to approve the expense, it was seconded and then passed unanimously. Mr. Duque then presented photos of the electrical room before and after. The difference is glaring.

Owner's Bulletin Board: Presently we receive many requests each month by owners who wish to advertise on our bulletin boards. Considering the interest of owners' wishing to advertise we began discussing the possibility of utilizing one of the bulletin boards on the north side of the building located just before the Plaza Room for this purpose. I therefore make the following motion with the following conditions: To allow the use of the bulletin board only for the advertising of personal property (such as furniture or autos) and parking spaces. No commercial products or services will be allowed. The office will oversee the entire procedure. All ads will be typed on the same size card, all with the same lettering (font) and each ad will be displayed for only 30 days. The board may also be used for messages such as finding Mah Jongg partners, or trading theatre tickets, etc. Needless to say this service is for residents only. The motion was passed with 8 yes, Sy Kessler abstained.

Employee Policy on Sick Days: Our current employee policy on "paid" sick days is that each employee gets 6 sick days per year. And the rule is use it or lose it. We now propose that each employee gets 3 "paid" sick days which is "use or lose" and 3 "paid" personal days which can be carried over until there is a total of 10 days accrued. This not only motivates our employees, at no extra cost to us, but it also encourages telling the truth. There is no need to lie about being sick when you can get a personal day if necessary. And if these days accrue then when someone is seriously ill with the flu or other health problem, they can have the extra time needed to get well without being denied pay. The motion to change the policy on sick days passed unanimously.

Direct bank deposits: As an expanded owner service we are now making arrangements with our bank to allow owners to pay maintenance etc. directly from their personal account(s) into our bank. This will be very convenient for many people as well as an aid in helping people make timely payments. We are trying to have this in place for the quarter beginning April 1st, and will provide you with the details accordingly.

Alternatives for mailing information to owners: Many owners complain that they do not receive the condo mail in a timely fashion or at all. Bob Fisher furnished me with a copy of Rule No. 61B-23.0029 – Condominium Electronic Transmission of Notices which says we can send information by email. This is one of the new rules in Chapter 718. We therefore plan to send out a questionnaire in the near future which will discuss options for receiving mail.

North Pool Entrance: As you know, this north door has been a big problem for along time. In order to solve the problem we had three contractors review the problem. Of the 3 quotes we received we have selected Dash Door and Closer Service, Inc. We have done business with this company before and find they are professional, capable and well priced. They will install a heavy duty opening mechanism and a “storefront system” to work as a wind barrier. The wind barrier is made of a tempered clear glass material. The total cost for this will be \$6,700. Al Mizrahi asked what is the confidence level that this will work as a solution? Julio Ortiz explained in detail how the wind barrier would work. Although this material would not be hurricane proof the barrier could be removed in case of a hurricane. Despite this Mr. Ortiz believes this is a feasible solution. The motion was seconded and passed with a vote of 8 yes and Al Mizrahi abstained.

Old Business

Julio Ortiz, the CAM, presented this report:

Update on projects:

Electrical: The second phase is finished and we are waiting to start the third and final phase as indicated earlier by Mr. Duque.

Hurricane Shutters: We are waiting for city permits.

Elevators: We installed new keys to the elevators because the old ones were not working properly. When we hired a new elevator company they told us that it was only a matter of time until we would need to replace the elevator doors. This is a very expensive project but we are experiencing many problems very often. We are awaiting quotes from contractors to replace all the elevator doors. We estimate the cost for this project will be between \$70,000 to \$80,000.

Storm Doors: There are 4 storm doors in the building. They are doors from the hallway to the outside. We already purchased new doors and are awaiting the city permit so we can install them.

Main Entrance Door: A drunken person took our golf cart and ran it into the front door and smashed the glass. The police were called and the person was arrested. The total damage was \$12,500 and our insurance company will pay for this repair.

Roof Repairs: We have been having problems with one unit on the 22nd floor where there was leak from the roof. We repaired the leak or so we thought but the leak persists and the unit now is experiencing mold problems. Two insurance companies are involved. This is a serious situation that needs to be resolved quickly especially with the threat of mold in the mix. Repairs to the roof are estimated to cost \$5,200. We are in the process of getting more quotes.

Dance Floor: The extension to the dance floor in the Plaza Room was completed and everyone is happy with it.

Reminders:

Guest Policy: We have recurring problems with visitors and guests. All visitors and guests must register at the front desk when entering the building. Security has been instructed to enforce this rule. Be advised this is for your security, we must know who is in the building.

Exterminator: We pay the pest control company on a monthly basis and urge you to use this service. The exterminator comes every Monday morning. Just call the office and be placed on the list.

Committee Reports

Building Committee: Mr. Duque gave the report for Mr. Fisher who was on the high seas. The storm wells are in the last stage of planning and then they will be presented to the City. They will be state of the art and prevent our beach from eroding. The problem with the cold temperatures in the hallways; the temperature in the hallways are deliberately kept very cold so as to prevent mold from forming. We are now exploring other options which will keep the hallways warmer while still keeping mold from forming.

Litigation Committee: Don Pinkus explained that all documents from the bank (Banco Popular) are now under review by Lisa Hermann and the committee. We will report to everyone shortly as to the findings. Perhaps there will be a special meeting for this purpose. Secondly, we are now negotiating with someone who may turn states evidence and if this happens we will inform everyone of everything we uncover.

Finance Committee: Boris Moroz, no report this evening.

Pool Committee: Johnny Pekats reports that people are forcing the door to the beach open instead of using the fob. Julio Ortiz explained that when we change over to the new fobs this problem will be eliminated.

Landscaping Committee: Carmine Tufano – absent.

Rules & Regulations Committee: Sheila Fishgrund reports that the revision work is almost done with only 5 more categories to edit. The next issue being considered by the committee is how to enforce the Rules and Mr. Duque informed the audience that he has been in contact with the attorneys regarding fines etc. and they will render an opinion.

Parking Committee: A. Levya was absent but Julio Ortiz made remarks asking that the residents cooperate by having a decal placed on their cars. Mr. Duque asked people to be sure they have the new decal. Just go to the Valet, fill out a form and the new decal will be issued. In the near future the office may once again take over the issuance of decals. We are now in the process of reviewing and matching parking spaces with unit numbers. This is a timely process. This becomes complicated because during the years various parking spaces were traded and not noted properly.

IT Committee: Julie Fisher is absent and on the high seas with Bob!

Grievance Committee: Bernice Neft is absent but a committee member advised the committee has an appointment tomorrow regarding a resident and an employee.

Security Committee: Alan Goran reports that things are at the status quo. He went on to explain an extra security guard was hired for the holiday season and it worked out well. Mr. Duque added that closing the pool and gym at 11:00 p.m. was helpful.

Miscellaneous:

Sales and Rentals

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|-----------|-------|---------------------|---------------------|
| Unit 2111 | Sale | Erlich to Mendez | \$189,000 |
| Unit 1017 | Lease | Lang to Ronssin | 1/15/09 to 1/14/10 |
| Unit 1115 | Lease | Copoloff to Richard | 1/15/09 to 12/31/09 |

Social Club Report: Ruth Steinberg, President of the Social Club, presented the following:

- Zumba classes – (dancing to latin music) every Tuesday from 7 to 8 p.m. in the Plaza Room. Good for losing weight and reducing blood pressure! \$2 for members, \$3 for guests.
- Sunday Gala international Night, there will be a singer and there will be dancing. Serving snacks and desert, coffee and tea. \$15 members, \$18 guests.
- Super Bowl Party – watch the super bowl on the large screen bring your snacks etc. This is free so invite your friends.

Mr. Duque reminded everyone that there will be a beach cleanup on Sunday February 1, at 10:00 a.m. Meet on the beach behind the building where they will distribute garbage bags and gloves. We appreciate all those who volunteer.

Questions and Answers:

A very lively questions and answer period with subjects ranging from the high step in the pool keeping elderly people from swimming, to cars with covers in the garage and do they have proper decals, to children in the pool unattended, to how will the new doors open if you don't have your fob, to can this be a non-smoking building, to security late in evening in the garage, were discussed.

A motion was made to adjourn the meeting and it was seconded and passed unanimously.

Respectfully submitted,

Sy Kessler
Secretary of the Board of Directors