

Condominium Association of Parker Plaza Estates, Inc.
2030 South Ocean Drive
Hallandale Beach, Florida 33009

Minutes of Special Meeting of the Board of Directors
Wednesday, February 25, 2015
7:30 PM in the Plaza Room

President Ramon Mejido presiding:

Call To Order

The meeting was called to order by President Ramon Mejido at 7:30 PM

Roll Call

Ramon Mejido - President
Jose Sardina - Vice President
Eberto Ortiz - Treasurer
Homero Duque - Secretary
Alan Goran
Robert Fisher
Anatoly Yurovitsky
Rosalie Caplan

Vote to allow the transfer of portions of the Special Assessment Account into and out of the Bank of America revolver account.

A motion was made by President, Ramon Mejido, to allow the transfer of portions of the Special Assessment Account into and out of the Bank of America revolver account for the purpose of reducing the revolving loan amount and resulting interest and providing for the posting of bookkeeping entries to record all of Special Assessment account transfers. The motion was seconded by Treasurer, Eberto Ortiz, and was passed unanimously.

Discuss and establish a standard for advertising on the unit owner bulletin board.

Ramon made it clear the Office staff would stay on top of the bulletin board.

A motion was made to approve advertisements being half a page for the owner's bulletin board. The motion was seconded and carried unanimously.

A motion was made to approve advertisements being posted for only thirty days and the date posted must be on the advertisement. The motion was seconded and carried unanimously.

Ramon said if a unit owner should only be allowed to advertise Parker Plaza units and no other units from other buildings.

A motion was made to that all advertisements posted on the bulletin board must be Parker Plaza related and it must be from authorized unit owner. The motion was seconded and carried unanimously.

Discuss petition to move gymnasium and other common area changes.

Ramon made it clear that there is no budget yet and he doesn't know how much this will cost. Ramon also pointed out he doesn't know if the special assessment will be used for this or not.

Robert Fisher talked about setting up a gym committee so they can bring back some ideas to the board.

Ramon said he's not voting for anything unless he knows what it will cost and where the money will come from. Ramon said having a bigger gym sounds great but there are other projects being worked on that should also be considered.

Jose said there are a number of projects the board is working on including but not limited to the carpets in the hallways, the Plaza Room, the elevator lobbies and the parking lot.

Ramon mentioned that over the weekend, one of the water heaters busted and needs to be replaced. He does not know the exact price but it will be a few thousand dollars. He asked that the board and unit owners be realistic about how they will spend the money.

Ramon mentioned that they working on their camera systems. He said at the meeting of March 18' he should have more information to present to the board members.

Ramon talked about the office staff changes. He mentioned Breani King, the former receptionist resigned and that Latoya Hilton, the book keeper asked to step down to the receptionist position. Ana Castro, the office manager has also stepped down and asked to be put back into accounting. Ramon said they will now be looking for a new building manager and Eberto Ortiz will be helping HR first hand to find a new property manager.

Ramon said that a management company would not be a good fit for this building.

Adjournment

Ramon made a motion to adjourn the meeting. Alan seconded the motion. The motion carried unanimously.

Open Discussion