

Condominium Association of Parker Plaza Estates, Inc.

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Special Meeting of the Board of Directors Tuesday, February 28, 2017 at 9:30am – Plaza Room Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 9:31am

Proof of Notice

Properly posted.

Roll Call

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

Robert Perlman opened up the meeting to close the Member's Meeting held on February 23, 2017.

The total of reserve proxies collected at the Annual Member's meetings was reported as follows:

271 total proxies were collected
261 votes against having a reserve
10 votes in favor of having a reserve

Election Count: 233 votes were cast and the 9 members of the Board of Directors

Linda Lustig motion

Rosalie Caplan seconded the motion.

All in favor say ay.

Motion to close the Annual Member's Meeting held on February 23, 2017 was passed unanimously.

President Robert Perlman made a presentation asking Board Members to volunteer for 6 Groups as follows:

Staff Group Team: Team Leader Rosalie Caplan, Bertica Robinson, Robertino Asaturyan, Donald Pinkus

Construction Group Team: Team Leader Robert Fisher, Linda Lustig, Robertino Asaturyan, Billy Chaiken

Finance Group Team: Team Leader Bill Gennaro, Bertica Robinson, Linda Lustig, Bill Gennaro, Donald Pinkus

Recreational Facilities: Team Leader Bertica Robinson, Rosalie Caplan, Robert Perlman, Robert Fisher

Legal & Compliance: Team Leader Linda Lustig, Rosalie Caplan, Robertino Asaturyan, Bill Gennaro

ABB & IT: Team Leader Robert Perlman, Bertica Robinson, Bill Gennaro

President Bob Perlman suggested having a one-item agenda for the March 15th Board of Directors Meeting.

Board members discussed how to best proceed with selecting and voting on a contractor's firm to spearhead the Restoration Project and how to calculate financial options for a special assessment to fund said project.

Bertica Robinson made a motion to select a contractor firm at the March 15, 2017 meeting, predicated upon obtaining a favorable contract with the selected contractor's firm.

Rosalie Caplan seconded the motion.

The motion passed unanimously.

Bill Gennaro and other members of the Financial Group Team will be in charge of preparing various financial options for residents to fund the special assessment as well as determining a reasonable time to inform all residents of when such payments will be due.

Robert Fisher, Rosalie Caplan and others discussed bringing the 3 new board members (Bill Chaiken, Robertino Asaturyan and Donald Pinkus) up to date on all matters concerning the restoration project, in order that they will be sufficiently informed to vote on a contractor's firm. All board members were in agreement.

William Chaiken asked to obtain other bids. The board asked they be brought in by the next meeting to be reviewed.

The board discussed the formation of team groups consisting of residents and board members, except for the Grievance Committee, which must be made up entirely of residents who are not board members.

Robert Perlman discussed Atlantic Broadband marketing representatives coming to Parker Plaza to explain the services. He will collect the Comcast boxes and bring them to Sheridan and obtain receipts.

It was decided to go over the 4 committees that are formed – Grievance, Event, Budget and Maintenance. The Grievance is required by law. The events committee is needed.

Robert Perlman motions to post for volunteers to the Events Committee

Bertica Robinson seconded the motion.

Motion passed unanimously.

Robert Perlman motions to post for volunteers to the Grievance Committee

Bertica Robinson seconded the motion.

Motion passed unanimously.

Robert Perlman motions that the board may convene a committee for the Budget at a later time.

Linda Lustig seconded the motion.

Motion passed unanimously.

Robert Perlman motions that the board may convene a committee for the Maintenance at a later time, if required.

Bertica Robinson seconded the motion.

The motion passed by 5 votes.

William Chaiken discussed the AC leaks occurring and when unit owners are not in town. There are alarms that we can ask the residents to purchase and use.

Rosalie Caplan motioned to adjourn the meeting.

Bill Gennaro seconded the motion.

The meeting was adjourned at 11:05AM.

Good and Welfare