

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, March 15, 2017 Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:32PM.

Roll Call

Robert Perlman, President
Rosalie Caplan, Vice President
Bertica Robinson, Secretary
William Gennaro, Treasurer
Linda Lustig, Director
Robert Fisher, Director
William Chaiken, Director
Robertino Asaturyan, Director
Not Present: Donald Pinkus, Director

Robert Perlman motioned to waive the minutes from the organizational meeting as well as the last special meeting.

Rosalie Caplan seconded the motion.

All in favor say ay.

Motion to approve the minutes was passed unanimously.

Also present: Evan Swaysland, P.E.

Proof of Notice

Properly posted.

Reports:

President's Report

- Robert Perlman presented

Treasurers Report

- William Gennaro presented

Year to Date Actual Income:

February and Year to Date from October 1, 2016 – February 28, 2017

Income- Under budget by \$2,037.00

Year to Date: Under budget by \$7,343.00

Beginning the first week of March we were able to collect from two units a total of \$4,478.00

Also, our attorney was able to settle with a unit owner that had not paid us for 4 quarters for \$14,454.00.

Expenses-MTD Actual- \$492,676.00 under budget by \$35,779.00

MTD Budget-\$528,453.00

YTD Actual- \$1,869,824.00 under budget by \$250,441.00

YTD Budget-\$2,120,265.00

Our water billed soared to almost 3 times as much. Robert Perlman to further discuss.

Cash on Hand: \$497,010.00

Special Assessment Fund which we are holding money on the elevators \$218,835.00 on hold.

Delinquencies: \$18,932.00

Robert Perlman states our water bill went up from \$14,000.00 to \$40,000.00. Almost a 5 million gallon difference. Emil, Engineer and City officials checking the meters and problem may be the meters.

Secretary's Report

- Bertica Robinson presented.

Old Business

Concrete Restoration & Painting Project Discussion by Evan Swaysland, P.E.

Brief discussion by Robert Fisher regarding meeting 6 engineers and selecting Swaysland Engineering and introduces Evan Swaysland.

Evan Swaysland presented and answered unit owner questions and concerns.

20% of the building at random floors had a full visual inspection. After further review of the balconies and walking through the entire exterior of the building, it is recommended that the tiles on all the balconies be removed completely, make the necessary repairs to the slab, waterproof the slab and paint the exterior of the building.

Recommendation of contractors that went out for bid was made and we are at the point of negotiating and selecting a contractor.

Discussion of redoing the railings of the balcony

Robert Fisher stated our railings do not meet the building code. The City may not allow us to replace the railings once they are off because they do not meet the building code, and if we have to purchase new ones, they may not be similar in height, spacing etc. somewhat different, but more information including cost.

William Chaiken stated the problem with the current railings is that they are 40 years old and would be ludicrous not to have them redone to make the building more modern.

Robert Perlman stated that to do the glass or glass combination would cost approximately \$1.2 million. The railings that are a processed material which may have a variable design would run about \$700,000.00. To paint the railings we have now would be \$110,000.00.

Evan Swaysland further stated the special paint of the railings used would last about 10 years.

Evan Swaysland closes with final recommendation to take off all the tiles and do the scope of work for this building as recommended.

Robert Perlman stated the 4 contractors were brought back, spoke to lawyers, engineer not feasible to do at the rate of 2/3 but rather do at 100%. In the last week we went back to 3 contractors to find out what the cost would be at 100%.

Robert Fisher stated that the pricing for new railings is about \$600,000 and \$1.2 million for glass.

William Chaiken expressed that he would like to personally go to the buildings and speak to the management company and its residents regarding the contractors work, bring back the information and make a decision.

Robertino Asaturyan expressed we cannot wait for the building next door to go up to do what is necessary for our building.

Robert Perlman asks for a motion to finalize the scope of work prior to finalizing in picking a contractor to do 100% of the work vs. doing 65% of the project.

Bertica Robinson motioned to vote to remove 100% of the tile on all the balconies.

Linda Lustig seconded the motion.

All in favor say ay.

Motion passed by 8 yes votes.

Robert Perlman motioned to that we find out the cost to replace the railings.

William Gennaro seconded the motion.

All in favor say ay.

Motion passed by 8 yes votes.

Linda Lustig motioned to have a special meeting on Monday, April 3, 2017 to have the figures on the scope of work and pick a contractor.

Robert Perlman seconded the motion.

All in favor say ay.

Motion passed by 8 yes votes.

New Business

Robert Perlman announced Ana Castro's resignation and the hiring of a new bookkeeper who previously worked at Parker Plaza. He invited all residents to join in a farewell get together for Ana.

All 8 board members present were asked to state if they were in agreement to hire the new bookkeeper, Theresa Bjerg.

Roll call was taken to formally hire Theresa Bjerg.

Motion passed by 8 yes votes.

Information on Pool Closing

The pool will be open through the summer.

Grievance Fines

Tabled until the Grievance committee is established.

Adjournment

Bertica Robinson motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 9:50pm.

Good and Welfare