

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009

Meeting of the Board of Directors Wednesday, March 16, 2016 Minutes

Call to Order

The meeting was called to order by President Ramon Mejido at 8:05 p.m.

Roll Call Present-

Ramon Mejido – President
Rosalie Caplan-Vice-President
William Gennaro- Treasurer
Robert Perlman-Secretary
Arlene Lippel- Director
Robert Fisher-Director
Linda Lustig-Director
Bertica Robinson-Director
Simon Sherman-Director by “*speaker phone*”
Peter Reinhard- Association Manager

Proof of Notice- Posted March 11, 2016

Reading of Minutes of the Annual Meeting- Waived per unanimous vote.

Approval of minutes- Approved unanimously.

Reports: Ramon waived the reading of **Presidents Report** in order to expedite the meeting.

Treasurers Report

- William Gennaro stated the February financial report:
 - Income- MTD Actual-\$14,929.24 exceeded budget by 5.51%
MTD Budget-\$14,149.98
YTD Actual- \$2,470,100.28 under budget by 0.24%
YTD Budget-\$2,475,919.90
 - Expenses-MTD Actual-\$480,537.65 under budget by 9.78%
MTD Budget-\$532,621.05
YTD Actual- \$1,970,598.90 under budget by 7.76%
YTD Budget-\$2,136,452.71
 - Bank Account Balance-Operating Accts- \$604,161.83

Money market- \$399,310.84
Special Assessment-\$593,199.01
Escrow Accts-Total=\$760,435.22

Delinquencies as of February 29, 2016= **\$95,192.86** which includes an ongoing legal case totaling over \$65,000.00 leaving three case of \$11,916.66.

YTD Write off of Bad debt=\$72,725.71

Secretary's Report- Robert Perlman asked for a moment of silence over the death of Mr. Tulenfeld. He then discussed new renters & Owners to Parker Plaza:

- #307 has a new renter.
- #316-sold for \$290,000.00
- #807-sold for \$421,000.00
- #904-sold for \$300,000.00
- #1823-sold for \$258,500.00
- #1127-sold for \$400,000.00
- #1125-sold for \$247,000.00
- #1227-sold for \$420,000.00

Old Business-

• **Results of proxy votes from Annual Meeting:**

Waiving of Reserves passed by 269 total votes received so far as we needed 261.

The other proxy category requiring proxy votes have not yet passed but we still have time to pursue obtaining the required amount needed. We have received so far 255 on attorney presence for Annual meeting. The vote on any contract over \$5,000.00(to be voted on at a duly called Board meeting) was approved and enough proxies received of 267.

- **Update on elevator project** reported by Manager. "We have seen some progress in the performance of the three south tower elevators but there are still breakdowns occurring. We are also holding back significant payments requested by Premier for several weeks until we see real improvement. They have already commenced the modernization of the north tower cabs and the predicted time for completion will be several months at the minimum."
- **Discussion & review of concrete repair-** Ramon Mejido reported that we have asked Emil and Peter to bring us up to date on what needs to be done regarding the spalding. Emil has received approximately five engineering proposals from Chelaire & Assoc., Inspection Engineers, Inc., The Falcon Group, Swaysland Engineer Consultants, and Pistorino & Alam Engineers. The costs vary from firm to firm and are not "apples to apples". Peter Reinhard explained: "We are hiring one of these firms to explain to us what needs to be done. The Board needs to interview the selected engineering firms and decide who they wish to retain going forward."
- **Motion-** Made by Robert Perlman to have another meeting on March 30th. Second by Arlene Lippel. Approved.
- **Review minutes of prior Grievance Committee recommendation-** Arlene Lippel did not have the minutes of their committee meeting but stated they recommend unit# 1827 be reimbursed for

the replacement of their lock by a locksmith due to her locking herself out and security not having the keys she had provided them. Request the Board approve \$420.00 be given to her. Board voted and unanimously approved.

- **Rules & Regulations proposal review-** Linda requested the manager review them and make any comments with other Board members. Therefore it is agreed to “table” this matter for further discussion. Also once it is finalized it should be reviewed by the Assoc. attorney.

New Business-

- **Cable television contract-** Our contract is expiring Sept.1st. Ramon Mejido is recommending we give the negotiation to a professional; i.e. BAS/Jay Abbazia who previously spoke with the Board and his fee is 25% of the “savings” he obtains for us. Director Simon Sherman stated we need to first understand our owner’s needs. Robert Perlman-Secretary stated we sent out a survey to all the residents to determine what they have presently. We will table this issue to the next meeting per Ramon’s statement.
- **Retroactive approval of emergency gas leak repair-** Ramon had to sign \$23,000 in chks. for this expenditure. Robert Perlman made motion to approve, second by Arlene Lippel, **ALL IN FAVOR.**
- **Draft audit approval-** Bill Gennaro reported we received the draft audit from Stroemer & Co. and the manager/Peter set up a conference call to discuss the outstanding issue regarding land value with our CPA, Stroemer & Co., Ana Castro, William Gennaro and the manager. This matter was clarified and they have agreed to revise it and we will receive it by the end of the week.
- **Dune grant review-** Ramon stated that we would need to match any grant offered. Linda Lustig stated it would not be a simple project and it involves matching funds, etc. It was agreed to not approve it.
- **Discussion of chain of command-Manager-** Peter stated was asked by Linda to set up a chain of command and Ramon is the conduit. All employees report to Peter and he reports to the Board.
- **Appointing of Committees-** The first committee is the Grievance Committee which needs to be filled and the others have a sign- up sheet for anyone wishing to volunteer. Rosalie Caplan stated that only “Board members” should serve on the screening/orientation committee. Simon Sherman requested we have a Maintenance Committee also. Ramon responded this may shift the responsibility from the maintenance engineer to a committee. **Motion** by Rosalie Caplan to change the name of the Screening Committee to Orientation Committee. Motion withdrawn after discussion by unit owners.

Adjournment made @ 10:13 p.m.