

Condominium Association of Parker Plaza Estates, Inc.
Minutes of Continuation of Annual Meeting
Minutes of Meeting of the Board of Directors
Wednesday, March 18, 2015
7:30 PM in the Plaza Room

CONTINUATION OF ANNUAL MEETING

Call to Order

The annual meeting was called to order by Boris Moroz.

Continuation of Annual Meeting

Boris explained that the meeting was scheduled last month February 19th but because the lack quorum it had to be rescheduled today.

Certification of Proxies for Reserves

Boris explained to go on with the annual meeting, at least 261 votes were needed. He went on further to say we have 277 votes and the meeting can be conducted.

Approval of Minutes

Alan Goran moved to waive the reading of the minutes. Rosalie Caplan seconded the motion. The motion carried unanimously. A motion was made to approve the minutes of last year's annual meeting. The motion was seconded and carried unanimously.

Vote to Waive the Reserves

Boris said out of the 277 proxies we received 267 voted for waiving the reserves and 10 voted for not waiving the reserves.

Adjournment

Alan Goran moved to adjourn the meeting. Eberto Ortiz seconded the motion. The motion carried unanimously.

MEETING OF THE BOARD OF DIRECTORS

Call to Order

The board meeting was called to order by Ramon Meijdo.

Roll Call

Rosalie Caplan
Isaak Sher
Alan Goran
Ramon Meijdo
Eberto Ortiz
Robert Fisher
Anatoly Yurovitsky
Homero Duque

Approval of Minutes

Homero Duque moved to waive the reading of the last minutes. Alan Goran seconded the motion. The motion carried unanimously. A motion was made to approve the minutes of last year's annual meeting. The motion was seconded and carried unanimously.

Reports

- Treasurer's Report - Bob Ortiz
- Screening Committee - Homero Duque

NEW BUYERS AND RENTERS

From February 2015 to Present

Buyers:

UNIT 2208 SALE: \$385,000

New Buyer - Jacob Brilon & Eva Budman
Former Owner - Hana Rubin

UNIT 706 SALE: \$302,500

New Buyer - Rudolf & Iosif Abramov
Former Owner - Murray & Phyllis Zuckerman

Unit 1006 SALE: \$285,000

New Buyer - Henry Kenigsztain
Former Owner - Judith & Samuel Gruber

Unit 2116 SALE: \$280,000

New Buyer - Liliia Zelinska
Former Owner - Raissa & Yakov & Gregory Kravets

Unit 416 SALE: \$230,000

New Buyer - Arkadi Bronstein
Former Owner - Rosa & Diane Rodriguez

Renters:

UNIT 1614 RENT: \$2800

New Renter - Moses Zonana & Karina Brender
Owner - Haim Klein

UNIT 920 RENT: \$1,100

New Renter - Jonathan Trent & Kathryn Xistris
Owner-Helen & Gideon Vigderhous

UNIT 1625 RENT: \$1,600

New Renter - Behzad Ghofranian
Owner - Mariam Mina

- **HR Committee**
Mayra Meijdo talked about the new Building Manager position. She said the HR committee have started reviewing resumes.
- **Landscape Committee**
Nothing to report.
- **Special Events Committee - Olga Mikhaylov**
Olga Mikhaylov explained that the Special Events committee is looking for new volunteers. She also talked about the Farewell Snowbirds party.
- **Grievance Committee**
Rosalie announced the new members of the grievance committee:
 1. Maureen Bjerke
 2. William Copoloff
 3. Olga Mikhaylov
 4. Arlene Lippel
 5. Donald Pinkus
 6. William Gennaro
 7. Angela DiGiovanni
 She also thanked the people who volunteered but were not chosen and asked them to volunteer for something else.
- **Holiday Advisory Committee**
Nothing to report.
- **Decorating Committee (Elevator Interior)**
Nothing to report.
- **In Memoriam**
Nothing to report.

Old Business

Discussion of upcoming projects:

- **Elevator Modernization**
Anatoly explained that the elevators were still a work in progress. Robert Fisher responded to noise complaints that the elevator contractors make during the early morning. Robert said he would have Emil follow up on this matter.
- **Water Heaters**
Ramon Meijdo explained that there are three water heaters downstairs. One of them blew. The board has been looking for the best prices and found an installation price they are happy with. Ramon said the unit is better built and will have a longer warranty period. Ramon explained that it will take a while to install because some things have to be moved around. The new water heater plus installation will cost around \$45,000. Robert Fisher mentioned there is enough money in the special assessment account to fund the water heaters.

Member, Robert Fisher, made a motion to fund the replacement of water heaters with the special assessment account. Member, Alan Goran, seconded the motion. The motion carried unanimously.

President, Ramon Meijdo, made a motion to move forward with the water heater installation at a cost not to exceed \$45,000.00. Treasurer, Eberto Ortiz, seconded the motion. The motion carried unanimously.

▪ **Parapet Stucco Repair**

President, Ramon Majido, explained that the parapet is the area on top of the building. Ramon stated he was concerned because of the condition of how it is now, being less than in pristine condition. Member, Robert Fisher, explained that our building actually moves and the stucco (cement coating) is not bonded well in certain areas. He also further explained that several pieces of stucco have fallen off. In order to avoid injury to people below, it is an emergency to remove the loose stucco. Member, Robert Fisher, mentioned they are looking at hiring our window cleaner, Tomaga General Cleaning, who does our window cleaning, caulking and stucco crack repairs, to remove the loose stucco. He also made it clear that it wouldn't be a repair, but the removal of loose stucco must be done now to avoid any problems.

▪ **Security Camera Project**

Ramon said they have a couple proposals for the security camera and they are looking for a couple more. The replacement of the cameras have been priced around \$86,000. Ramon mentioned there will be 81 cameras. The guards would have two large monitors. Ramon said by the next meeting, decisions would have been made.

▪ **Access Control System**

Ramon explained that the fob and transponder system is very outdated. He said he asked for a proposal to bring the system up to date. Ramon mentioned that there are doors that are not supposed to be open and doors that lead to the parking deck and residents have ability to go in through that door but it should never be kept open. Ramon said the new system would set off an alarm if those doors were kept open longer than a couple minutes. Ramon explained that they have two separate systems right now and the new system would combine them both. Ramon mentioned the law enforcement wanted to know who accessed the building and we couldn't provide those details.

▪ **Parking Deck**

Robert Fisher explained that over 7 or 8 years ago, the previous board hired some contractors to put a coating on top of parking deck to cover cracks. Robert clarified that removing the coating and starting over would be the best option.

▪ **Saunas**

Ramon mentioned the men's sauna is leaking again. He said that there may need to be more extensive work done. Ramon said that he estimates this project will be around \$20,000.

Pool Structure

Ramon said there is no number on this project because he is not sure what they will have to do to correct this situation. He made it clear that it will not be an inexpensive repair. Ramon explained they are very concerned about what is going on internal. He

said they have re patched it and it's at the point the board has contacted pool contractors and structural engineers. The pool will get shut down for a period of time when they begin working on this project.

▪ **Basement Lobby Project**

Linda Lustig explained that the basement lobby is where most unit owners come through 3 or 4 times a day. Linda said they are very poorly designed. Linda said she is forming a committee and she said she is looking for volunteers.

▪ **Renovation to the Plaza, Billiard and Terrace Room**

Ramon explained that they will not take on any of these projects until all the unit owners are aware and have agreed to something.

▪ **Gym Relocation**

Ramon said he would like all the unit owner's thoughts about the gym project. He said he has heard both sides of the situation. The idea being tossed around is moving the cardio equipment to the Green room and leaving the weights in their current location.

▪ **Basement Wires & Hangers Projects**

Ramon explained that there are a number of hangers that are rusted out and they will be replaced with stainless steel hangers so they will not have to constantly be replaced.

▪ **Repainting the Pipes in the Basement**

Ramon explained this project will be done in house. He said it hasn't been done yet because the pipes need to be pressure cleaned before they are repainted. He said the project will start in the summer when there are less cars in the basement.

Building Update:

President's Report

Ramon made it clear that he was not going to commit to anything without having the unit owner's aware. He explained there are a couple of projects that while they are important, will not be worked on in upcoming months:

- The concrete exterior repair and the repainting of the building.
- Replacing of the fire alarm doors.
- Roof
- Chillers
- Main water shut off valves

Ramon mentioned that the rezoning for the flood zone is still in FEMA's hands. He said he hopes we will have the answer soon.

Adjournment

Ramon Mejido moved to adjourn the meeting. Alan seconded the motion. The motion carried unanimously. The meeting was adjourned at 9:32 PM.

Open Discussion