

**Meeting of the Board of Directors
March 19, 2014
7:30 PM - The Plaza Room**

Call to Order

Meeting was called to order by President Don Pinkus at 7:30 PM.

Roll Call

Alan Goran, Isaak Sher, Don Pinkus, Bill Gennaro, Johnny Pekats, and Robert Fisher.

Jose Sardiña and Homero Duque could not make the meeting tonight.

Don Pinkus wanted everyone to know that Jose Sardiña (Vice-President) was in the hospital.

Reading/Approval of Minutes

Don called for a motion to waive reading of the minutes.

Alan made a motion to waive the reading of the minutes.

Seconded by: Robert Fisher

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TREASURER'S REPORT

INCOME:

Income Received February	\$49,999.00
Budget February	\$22,975.00
Over budget by \$27,024.00 or 117%	

YTD (Oct. 1, 2013 to Feb. 28, 2014)	\$2,531,794.00
YTD Budget	\$2,466,145.00
Over budget by \$65,649.00 or 2.66%	

EXPENSES:

Expenses February	\$348,782.00
Budget February	\$329,703.00
Over budget by \$19,079.00 or 5.78%	

YTD (Oct. 1, 2013 to Feb. 28, 2014)	\$2,285,939.00
YTD Budget	\$2,160,917.00
Over budget by \$125,022.00 or 5.78%	

COMPARISON OF INCOME TO EXPENSES:

YTD Actual Income	\$2,531,794.00
YTD Actual Expenses	\$2,285,939.00
Difference	\$245,855.00
YTD (Oct. 1, 2013 to Feb. 28, 2014):	
Income exceeded expenses by \$245,855.00	

DELINQUENCIES:

Total	\$170,185.33
Maintenance	\$58,384.00

WRITE-OFF:

Special Assessment	\$1,399.02
Total Write-Off	\$45,355.19

Sales and Leases

Leases:

Unit 227 David Attias, Moshe Schroh, Alan Fisguin
Unit 1017 Shimon Dery

Sales:

Unit 807 Josif & Inna Pekarsky \$335,000.00
Unit 923 Alejandro Dominguez \$350,000.00
Unit 1216 Luis Felipe \$220,000.00
Unit 1721 Bruno & Deborah Sperduti \$365,000.00

Unit 1008 was sold to the bank for around \$180,000.00

In Memoriam

Anna Horn, Unit 1125, passed away March 13, 2014.

Deepest condolences to Jean Claude, from our Maintenance Department, who lost his wife this week; she was only 45 years old.

Committee Reports

Pool Committee:

We have ordered four new tables and chairs for the eating area. We have also ordered 15 new umbrellas and bases. We have also moved three tables and chairs outside the WI-FI room (Green Room) so that if anyone wants to use the Internet out by the pool they have access.

Landscaping Committee:

We have replanted the trees and plants on the south side and have waterproofed the planter so that it does not leak down into the garage.

Social Events Committee:

On Saturday, March 22, 2014, at 8:00 PM we will have the Broward County Mummers String Band in the Plaza Room. Tickets are \$15.00 per person, children are free. We will have desserts, soda, coffee, and tea.

Lobby Committee Report:

Committee report presented by Julie Fisher on March 19, 2014:

Let me apologize in advance, this is going to be somewhat longwinded, but I understand that there is a lot of chatter about the lobby and I'll try to address everyone's concerns. If no one interrupts, this will take about ten minutes. There will be time for discussion at the end of the meeting.

Over the past few weeks the following individuals have met to discuss the lobby and act as an advisory committee to our Board of Directors:

Joanne DiPalma
Julie Fisher
Betty Gennaro
Linda Lustig
Ellie Pinkus
Emma Sardiña

Some members are spouses of board members, but guess what? We're just like you! We did not appoint a chairperson and I am here only to report. Anyone else who is willing to put in the time is welcome to join in. Please provide your name and contact information to the office.

You may wonder what got this started. Insects! Whitefly infested all of the plants in the planter that surrounds our conversation pit and also the large plants in the decorative pots throughout the lobby. The plants had to be removed and now we are presented with the task of designing something for the perimeter planter and filling the empty pots. This also presents an opportunity to consider the overall appearance of the lobby and the other common areas. This is a serious challenge because we know that most unit owners care very deeply about the decoration of our common areas and the associated costs that we all help pay for. It's very difficult, if not impossible, to please everyone. Even within our small group we do not agree; however, everything is open for discussion and there is no right or wrong, good taste or poor taste, we know everyone has their own individual taste. That being said, we must always take into account any practical considerations such as accessibility, fire exits, ease of entry and egress, safety and security, care and maintenance...and our BUDGET!

We are proposing to purchase plants and potting material to fill six existing large pots. We would prefer to use artificial trees, they are easy to maintain and we would not have to worry about disease and insects, but if the cost for something of good quality is prohibitively expensive we will consider live plants:

- **One tall tree in the northeast corner by security**
- **One tall tree in the corner by the special events office**
- **One tall tree in the corner by the management office**
- **One tall tree in the corner by the north fire exit**
- **Two medium trees in the south passageway to the pool, one under each wall sconce**
- **Whether synthetic or natural, potting material should not attract pests or dust**

Extra pots will be stored until we find appropriate homes for them elsewhere throughout our common areas, both inside and out.

Regarding the planter around the perimeter of the conversation pit, the plants will not be replaced so we need to construct something permanent to fill the planter to prevent people from walking through and falling into the pit. **We are proposing an ornamental metal railing with a scroll design and possibly an infill composed of a botanical motif of vines, leaves, and flowers, all in an antique bronze finish. The design would be inspired by our metal and glass console and side tables and consistent with the elegant look and feel of our lobby. The railing would be around 36" in height, including the existing 9" curb, and would allow some space on the curb to incorporate seasonal decorations. Drawings have not been prepared and the cost is currently undetermined.** We also considered a clear glass partition sitting in a metal track with a metal cap and vertical supports and brackets as needed for stability. All metal would be satin brass in finish to match our existing sliding entry doors. However, we unanimously agreed that we prefer the ornamental metal railing.

We have rearranged some of our existing pieces of furniture and flower arrangements. We suggest moving the large flower arrangement in the center of the lobby to the south side of the lobby. We all agree that this arrangement is very beautiful and elegant and Linda Lustig did a fantastic job with the reshaping. However, this arrangement does have some drawbacks: it blocks the impressive view of the pool deck and ocean from the entry, it blocks the view of the entry from the conversation pit, it has to be moved whenever there is a strong wind blowing through the entry doors, it blocks the view between the north and south elevator banks, and it prevents security from monitoring the activity in the surrounding areas. The north elevator lobby gained a metal and glass console table and a flower arrangement. We can't ignore the south side so a flower arrangement on a pedestal was placed at the south end to not interfere with the door to the upper southwest parking lot. A metal and glass console table was moved to the security area, a metal and glass console table was placed opposite the entry to the Plaza Room, and a wood console table, the top of which will be refinished in-house, was moved to the conversation pit. The writing desk that was in the security area is in the north mail room. As I mentioned before, we already own all of these items and we are not getting rid of anything. Anything that is not being used is still the property of the association, is part of our inventory, and will be properly stored, provided these things are in good, reusable condition. Currently we are storing the round oriental carpet and two armchairs. After the installation of the railing we will reassess the space and consider options to warm up the room a bit,

if needed. **At this time we propose to add one horizontal silk flower arrangement to sit on the wood console table in the conversation pit.**

The drapes came up for discussion and there are clearly two camps, those who like the drapes and those who don't. Some think they are pretty and enhance the space, others think they look old-fashioned and interfere with our magnificent view of the pool deck and ocean. Just in case anyone is wondering, to our best recollection these drapes were installed around 2004. Karen, our property manager, has inspected the drapes and they are clean. She also confirmed that the drapes are regularly cleaned by Service Keepers, our cleaning contractor. We would like to know how everybody feels about the drapes.

We discussed the addition of a baby grand piano to the lobby. This issue comes up from time to time and we all agree that besides being a beautiful instrument a piano is also a beautiful piece of furniture. However, this would be an expensive investment and there are concerns about its use and care. It has the potential to be misused and abused and could create a nuisance with noise and spoil the peaceful enjoyment of the lobby...not everyone wants to listen to or talk over piano music and not everyone is a talented pianist. Some residents may not be aware of this, but we already have a piano in the Plaza Room if people wish to practice or play the piano.

Even though our original mandate was to discuss plants, other things naturally came up in conversation:

- Providing a small table or shelf in the south mail room. This is a very tight space and we can't cause navigation issues for the mobility impaired, so a shelf may turn out to be the only solution. This is something we can do in-house.
- Improvements to the north and south elevator lobbies in the garage; particularly flooring, ceilings and benches. The small lobbies in the garage should be just as inviting as the main lobby.
- Utilizing the lovely terrace outside the Green Room. This is a beautiful shaded area with Wi-Fi access and some table and chairs have been moved there just this afternoon. Entry is from the pool deck.
- Removing the dilapidated portable bulletin boards by the special events office and the hallway to the south pool exit. These billboards are right next to permanent billboards, we have billboards for our billboards. Public spaces in first-class buildings do not have an abundance of billboards. These should be used only when we're alerting you to real emergencies like hurricanes and meetings about the project next door!

We would like to encourage unit owners to submit comments, suggestions and constructive criticism, IN WRITING, to the management office. You can just drop off or mail a note, or e-mail the office at office@parkerplaza.org. Anything unsigned will not be taken seriously and will be discarded. All relevant correspondence will be read and considered.

In addition, if you are a professional in the business, are able to provide solutions, and are willing to volunteer your time and share your expertise, please get in touch with the office and offer your assistance to the association.

We hope that our board will consider our recommendations and give us the go-ahead to select trees and a flower arrangement and to seek proposals for the railing concept.

I personally would like to thank those who have devoted their time and thoughtful consideration to maintaining the elegance of our special building. We are all very fortunate to be living here.

President's Report:

SECURITY CAMERAS

WE NEED TO UPDATE OUR SECURITY CAMERA SYSTEM. WE OBTAINED SEVERAL QUOTES FOR THIS PROJECT. THERE WILL BE SEVENTY-SIX INTERNAL AND EXTERNAL NEW HIGH-RESOLUTION CAMERAS. THE CAMERAS WILL BE RECORDED WITH FIVE NEW DVR's. THE DVR's WILL HOLD THEIR RECORDINGS FOR 32 TO 45 DAYS. ALL CONDUIT AND CABLES WILL BE DONE FROM SCRATCH FOR THE NEW CLOSED CURCUIT TELEVISION SYSTEM (CCTV).

ELEVATORS

FOUR ELEVATOR CONSULTANTS HAVE BEEN CONTACTED TO EVALUATE AND ADVISE US ABOUT UPDATING OUR ELEVATORS. THIS WILL BE DONE ONE AT A TIME SO THE BUILDING WILL HAVE FIVE ELEVATORS WORKING AT ALL TIMES.

LOBBY

THE PLANTS HAVE BEEN REMOVED FROM THE LOBBY AREA DUE TO AN INFESTATION OF WHITEFLIES. WE HAVE A COMMITTEE TO DEVELOP SOME IDEAS FOR REDECORATING. IF YOU WOULD LIKE TO HELP, PLEASE GIVE YOUR NAME TO THE OFFICE.

LANDSCAPING

THE AREA NEXT TO THE SOUTH DOOR AT THE POOL AREA WAS REMOVED, WATERPROOFED AND REPLACED. THIS WAS DONE BECAUSE IT WAS LEAKING INTO THE GARAGE AND AN ELECTRICAL BOX. ALL REPAIRS ARE COMPLETE.

CARPETS

THE HALLWAY CARPETS NEED ATTENTION. TO REPAIR THE AFFECTED AREAS THE COST RANGES FROM \$27,500 TO \$56,000. TO REPLACE ALL FLOORS WITH

NEW CARPET THE APPROXIMATE COST WILL BE \$277,800 TO \$321,000 (\$600 PER UNIT)

PIPE HANGERS

MANY OF THE METAL PIPE HANGERS IN OUR GARAGE ARE BROKEN AND/OR RUSTED. WE ARE NOW REPLACING THEM WITH STAINLESS STEEL TO PREVENT THIS PROBLEM IN THE FUTURE.

REHEAT SYSTEM

THIS PROJECT IS ALMOST COMPLETE. YOU WILL FIND THE HALLWAYS WILL BE WARMER AS ONE OF THE BENEFITS OF THIS REPAIR.

SERVICE AND COMFORT ANIMALS

THE LAW ALLOWS UNIT OWNERS TO HAVE PETS THAT ARE SERVICE OR COMFORT PETS. MOST UNIT OWNERS THAT HAVE THESE PETS CONFORM TO THE LAW. AS ALWAYS THEIR ARE A FEW WHO ALLOW THEIR PETS TO RELEIVE THEMSELVES IN THE HALLWAYS AND STAIRWELLS AND LEAVE THE MESS FOR OUR STAFF TO CLEAN. ACCORDING TO THE SAME LAW THAT PERMITS THE PETS COMES A RESPONSIBILTY TO ALLOW FELLOW UNIT OWNERS TO ENJOY A PEACEFULL AND HEALTHY ENVIRONMENT. THE REMEDY IS THE LAWFUL REMOVAL OF THE PET.

Legal Services:

If you have questions about any legal matters, please submit them to the Property Manager. We will get the information for you. If you choose to call our Attorney you will be charged whatever the amount is that the Attorney bills the Association.

Don Pinkus called for a motion to adjourn the meeting.

Alan Goran made the motion to adjourn.

Bill Gennaro seconded the motion.

Meeting was adjourned at 8:49 PM.

Open discussion was not recorded after the adjournment.