

Condominium Association of Parker Plaza Estates, Inc.

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Special Meeting of the Board of Directors Wednesday, March 22, 2017 at 10:30am – Plaza Room Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 10:31am

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
Donald Pinkus, Director

Robert Perlman opened up the meeting to discuss voting on sending a letter to unit owners regarding specific work on the renovation project.

Bertica Robinson went over the 3 railing options:

1. Keep and repaint the existing aluminum railings at an approximate cost of \$94,000.00 (\$180.00 per unit)
2. New aluminum railings at an approximate cost of \$676,000.00 (\$1,300.00 per unit)
3. New glass railings at a cost of \$1,350,000.00 (\$2,300 per unit)

Robert Perlman went over the figures for the approximate cost of an assessment:

For option 1 keep and repaint the existing railings the assessment would be approximately \$8,600.00

For option 2 new railings, add an additional \$1,300.00 making the assessment approximately \$9,900.00

For option 3 glass railings, add an additional \$1,000.00 making the assessment approximately \$10,900.00

Linda Lustig addressed the pros and cons of the glass railings.

Pros: provide an updated look, increase value of units, non-obstructed view, meet the standard code (up to code).

Cons: \$2,300 additional cost, reduces the breeze

The cleaning would be the responsibility of the unit owner.

Robert Perlman asked for clarification from Robert Fisher and the construction committee regarding the glass railings.

According to the engineer in order to do the glass railings, they would have to bring them several inches from the existing spot, and that would be an additional construction cost. Is that correct?

Robert Fisher stated; correct.

We would have to spend a little more money because you are bringing in the railings, so the current spots would need to have work construction done. Is that correct?

Robert Fisher stated the actual area of the terrace would be reduced by 3-4 inches; yes correct.

Does the glass give full hurricane-proof coverage, or would we need to purchase additional insurance coverage?

Robert Fisher stated they would meet hurricane code.

Robert Perlman stated to send out a questionnaire to get a response from the general population

Rosalie Caplan's opinion is to send out a mailing to owners to get a feel for how the majority feels, and the board will have an understanding of what the residents want. The concern is that it is time consuming and will hold the process of the construction.

The following was discussed:

All 3 options for the railings should be in the questionnaire.

After the questionnaire is sent out, a 75% vote from residents is required if there is a change other than staying with what we have. Change of the railings is an alteration and will require a 75% vote from the unit owners per Parker Plaza's declaration.

William Chaiken asked if we had it in writing from the City of Hallandale that can we put the old railings back. Do we have it in writing?

Robert Fisher stated that he was on a 3 way call Keven Klopp, Director of Development Services for Hallandale Beach, and Sergio Ascunce, Building Official for Hallandale Beach and specifically asked if we could remove our railings which are non-conforming and were grandfathered in and remove and place back. He said the code has a provision that if you are doing concrete work non-conforming railings you are permitted to put them back. This was confirmed over a telephone conversation.

William Chaiken expressed then we do not have it in writing and should get it in writing.

Robert Perlman stated that a motion would be required to send out a survey with the information and that it comes back to us once the surveys are collected, that they are reviewed and tallied by volunteers.

Bertica Robinson made a motion to send out a survey to the residents giving them a choice of 3 options for repairing or replacing the railings with information.

Robertino Asaturyan seconded the motion.

The motion passed unanimously.

Robert Perlman asked the residents in the audience to participate in the survey options, and by show of hands:

19 - to keep the railings

7 - for new aluminum railings

11 - for new glass railings

Donald Pinkus motioned to adjourn the meeting.

Linda Lustig seconded the motion.

The meeting was adjourned at 11:42AM.