

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors
March 24, 2010
At 7:30 p.m. in the Plaza Room

Call to Order:

Don Pinkus, President of the Board called the meeting to order at 7:30 p.m.

Roll Call:

Members present: Donald Pinkus, Herb Shamlan, Sy Kessler, Robert Fisher, Alan Goran, Manny Lagonikos, Johnny Pekats, Carmine Tufano.

Absent was: Homero Duque.

Mr. Pinkus explained that Johnny Pekats who was originally voted in as Treasurer has decided to resign that position while still remaining on the Board and in charge of the Pool Committee. Mr. Pekats resignation was accepted by the Board and Alan Goran has been “acting” Treasurer. Herb Shamlan formally nominated Mr. Goran as Treasurer, this was seconded by Carmine Tufano and with the exception of Mr. Duque who was absent from the meeting, the Board unanimously voted Alan Goran in as Treasurer.

Reading of the Minutes:

Sy Kessler made a motion that the reading of the Minutes of the last meeting be waived; this was seconded by Johnny Pekats and unanimously passed.

Approval of Minutes:

A motion to approve the Minutes of the last meeting was made; the motion was seconded and unanimously passed.

Mr. Pinkus indicated that Treasurer’s Report would be given later on in the meeting and proceeded to introduce Mr. Kessler who presented the Death Notices and the Welcoming Committee Report.

Death Notices: Antoinette Frustaci, Unit 1511 – Brother of Jean Hurvitz, Unit 406 – Leslie Saxe, Unit 1612 – Richman, Unit 727.

Sales and Rentals:

		<u>February ‘10</u>	
Sale	Unit 17	Roth to Miller	\$229,000
Sale	Unit 1427	Rapaport to Kauff	\$225,000
Lease	Unit 1702	Safonov to Benitz	
Lease	Unit 1705	Quinones to Vo	
Lease	Unit 709	Parker Plaza to Haynes	

March '10

Lease	Unit 1225	Benowitz to Golstin	
Sale	Unit 1926	Fox to Errico & Ochakovskaya	\$207,500
Sale	Unit 827	Elmaleh to Baskin	\$235,000

Social Committee: Ruth Steinberg told of the successful parties that transpired and how nice the July 4th celebration will be. Everyone will enjoy this event and hopefully the turnout will be big.

Pool Committee: Johnny Pekats said that all is well on the pool deck and in the pool

Landscaping Committee: Carmine Tufano said the plants and flowers are doing very well! Everything looks good!

Building Committee: Herb Shamlian said Mr. Pinkus will discuss this in his report.

Storm Wells: Bob Fisher reported on the status of the storm wells explaining that the County waived the X-filtration across the front of the building because utility lines coincide with the ability to place other lines there. The City is finalizing the permit, the plans will now be re-drawn and the project will be sent out for bids.

Mr. Pinkus addressed the “rumor mill” and explained in detail that all the projects being undertaken at this time are being paid for from the budget and that there are no assessments being planned and there will be none unless an unforeseen catastrophe occurs. The only problem facing Parker are delinquent maintenance payments.

The Men’s Sauna: The wall in the men’s sauna leaked into the gym. The installation was faulty from the beginning. We have completed the repair work and replaced the heat sensor. The sauna is now open and working perfectly.

Speeding in the Garage: Please do not speed in the garage. It is not the PARKER PLAZA SPEEDWAY. People walk slowly, and some do not look where they are going. We need to be reminded that the speed limit is 5 mph, and we are installing a blinking light to remind you of that. We are concerned that non-compliance to this speed limit will cause someone to become injured. If the speeding persists we will be forced to install multiple speed bumps and slow down the opening of the garage exit.

Heat Exchanger for Pool: After some set backs we finally located the 10 plates we needed for the heat exchanger. They were being shipped from Boston and arrived on March 15. Lone Star Plumbing will install these shortly and then the pool water temperature will be perfect.

Noise Abatement Project: Bob Fisher designed a noise baffler for the three new hot water heaters and they were built in-house and installed. The results are very positive and if you stand in front of the area where the noise emits you will hear only a whisper.

The other problem is with the chiller purging system. This is the system that allows the excess build-up of pressure inside the chillers when the weather is cold and the air is not being used. The chiller begins to shudder and we hear a loud banging noise that “could wake the dead.” We had the units cleaned, and the temperature sensor replaced. Now we must replace the air and oil release system.

Surface Water Injection Wells: We received final approval from Broward County EPA and we put the project out to bid.

Sprinkler System: The plans and permit were issued by the City of Hallandale and work began on Monday February 22nd. We need to move certain cars for short periods of time while the pull stations and sensors are being installed in the garage. This project is moving along ahead of schedule. We will be coordinating the start of the coring with the sprinkler contractor for the vertical risers in the north central stairway.

Fire Alarm System: The permit for the system was issued by the City of Hallandale and work began on February 22nd. Again, we moved some cars for a short periods of time while the wires, pull stations and sensors are being installed in the garage. This project is also moving ahead of schedule.

Criminal Case: We have instructed our attorney to petition the court for a definite date for a trial, we feel justice has not been served in a timely basis.

Chillers: We are experiencing problems with our chiller units. We have called in Johnson Controls. That is the corporation that purchased York which is the brand of chillers we have. We are going to change our service contract from Carrier Corp. to Johnson Controls because we believe they can better serve our chiller and the service charges are the same as Carrier.

Elevators: During the last heavy rain storm we sustained damage to our elevators and the elevator shaft. We reported this damage to the insurance company who in turn sent an adjuster to survey the damage. We received payment of \$351,291.06 and the damage is being repaired.

Doors and Windows: The doors and windows in all units must remain closed at all times. The reason for this is because when any window or door remains open 38% humidity is introduced into the air and the envelope is broken. When moisture comes into the building it can be seen on the mirrors, and this moisture can form mildew and mold.

Treasurer's Report:

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

February-10

INCOME RECEIVED AS OF FEBRUARY 28, 2010

Income Received	\$ 33,183.81
Monthly Budgeted Amount	\$ 22,716.67
YTD Income Received	\$ 2,228,027.09
YTD Budgeted Amount	\$ 2,370,643.35

EXPENSES PAID AS OF FEBRUARY 28, 2010

Actual Expenses	\$ 382,274.03
Monthly Budgeted Expenses	\$ 307,074.04
YTD Actual Expenses	\$ 2,102,247.03
YTD Budgeted Expenses	\$ 2,066,185.70

BANK BALANCES AS OF FEBRUARY 28, 2010

Suntrust Escrow (Rentals)	\$ 75,047.13	
Banco Escrow (Contractor)	\$ 5,817.36	
Banco Small Expense	\$ 2,078.46	*
Banco Money Market OP	\$ 19,191.78	
Banco MM Escrow (Rentals)	\$ 2,259.89	
Suntrust Signature Advantage	\$ 413,859.22	
Banco Operating	\$ 243,226.29	
Banco Payroll	\$ 1,502.80	
Suntrust Money Market	\$ 174,791.07	
Suntrust Payroll	\$ 31,040.37	
Suntrust - Fire Sprinkler/Alarm	\$ 25,000.00	

DELINQUENCIES AS OF FEBRUARY 28, 2010

\$ 221,752.03

WRITE-OFF AMOUNT AS OF FEBRUARY 28, 2010

\$ 4,082.13

Items to note:

Non-contracted supervisor budgeted expense will be reduced by \$7,200 and moved to Maintenance contract expense.

The budgeted expense for Elevator expense will be reduced by \$20,000 and will be moved to Health Insurance expense.

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	46,726.74	95,824.50	49,097.76
TOTAL BUILDING MAINTENANCE	149,899.00	69,027.85	(80,871.15)
TOTAL FIXED CONTRACTS	480,694.59	463,984.95	(16,709.64)
TOTAL PAYROLL, TAXES, BENEFITS	125,932.12	119,214.15	(6,717.97)
TOTAL SPECIAL PROJECTS	154,607.76	177,916.70	23,308.94
TOTAL UTILITIES	408,470.31	398,902.05	(9,568.26)
TOTAL LOAN INTEREST	384,950.80	386,801.65	1,850.85
TOTAL ADJUSTMENT (INS, ETC)	350,965.71	354,513.85	3,548.14
 TOTAL EXPENSES	 2,102,247.03	 2,066,185.70	 (36,061.33)

Mr. Pinkus continued and explained that we are experiencing heavy maintenance defaults. To date it amounts to almost one quarter million dollars. If this condition cannot be improved we may be faced with a deficit at the end of the year. I, with the Board of Directors approval, am taking the following steps: (1) The maintenance manpower staff will be reduced; this will only slightly effect the wait time but not the quality of service; (2) The painting of the building will be moved to next year; and (3) Non-common area repair charges will be increased by a small percentage. If we find that this is not enough to cover our costs, we may be compelled to discontinue this in-apartment service and outside contractors will have to be used.

Delinquent Maintenance Payments: A few residents have come to the office and discussed their personal financial status with me. I am willing to work with those residents that are sincere about a payment schedule that can be realized and do not refuse to pay late fees because they paid on time before this economic downturn. We cannot operate the condominium on “voodoo” economics. Late fees help offset defaulted income.

Parking Fee Increase: We increased the parking fees for three major reasons: (1) the cost of insurance increased; (2) the valets need to receive a slight increase in pay and (3) we need to increase our income due to the heavy increase in maintenance defaulters.

Eleven Million Dollar Loan: Our loan adjusted on February 1st for the next five year period. The loan has been adjusted at 6.75% fixed for the next 5 years. The adjusted rate is 5.5%. Our new rate payment is \$191,946.03 per quarter is a reduction of \$22,461.70 per quarter or \$89,846.80 per year.

Real Estate Rentals: The rear office has been empty for almost 1 year. There is a proposal for a convenience store. The real estate office has had a rental reduction to \$300 per month.

Mr. Pinkus introduced Alan Goran who took charge of collecting the sprinkler vote ballots. Fire sprinklers must be installed in the building but there is a choice. The sprinklers can be installed in the common areas only or they can be installed in the individual units as well. The cost difference is sizeable in installing them in both. A choice ballot was sent to unit owners and a vote of Mr. Goran took the floor and told of the bad news, the good news and the best news. The bad news is one person voted for sprinklers in the units. The good news is that we had a great response and the best news, of course, is that that 78% of the unit owners voted for sprinklers in the common areas only. This was followed by a loud applause!

Mr. Pinkus went on to explain that the pipes for the sprinkler system will be running down the ceiling of the hallways and if a unit owner wants to install sprinklers in their unit the cost, to be borne by them would be between \$2,500 to \$4,200 depending on the size of the unit.

At this point in the proceedings Mr. Pinkus introduced Herb Shamlan who took the floor and spoke about the rumor mill planting ugly and destructive rumors about the board misappropriating funds which is an outright lie. He invited people to come up and face the board and make these accusations. He said this is a transparent board, a board that is repairing broken parts of the building and not raising fees. This board gets the best bang for our buck by comparative shopping for contractors, vendors and supplies. This board in its' transparency has shared both the good news and the bad news so again if anyone wants to point the finger let them get up now and in front of everyone point it. Mr. Shamlan's comments were received with a long and loud round of approval applause.

Open Discussion: This was a very lengthy open discussion with a wide range of topics being covered. There was talk of a 3 hour leak; concern regarding the \$221,000 owed to us from back maintenance, where the sprinkler heads will be located and how they will look once installed and how crown molding will hide everything except the little “flower” type head; how those interested can re-cycle. Some time was spent in the discussion regarding illegal renters, people who do not belong managing to get onto the premises and using our amenities; how we are now negotiating with 3 possible cable resources, Comcast, Digital and Dish and what the differences or lack of differences are among these companies; our Banco Popular loan and how we are aggressively pursuing collections from arrearages, how we are placing liens and levying fines. The recurring problem of illegal renters was again addressed and residents are urged to report to the office people who they believe do not belong because once the office is alerted action can be taken. One of the unit owners stated that many of his “countrymen” are definitely violating our Rules and Regulations by either giving one of their fobs to other Russians who do not live at Parker so that they can use our facilities or by opening the doors and gates for them. Alan Goran replied that 4 people were escorted off the pool deck on Wednesday, March 24th and other people were escorted off on March 25th. We will continue to diligently monitor this situation. Our Rules require that all visitors or guests must be accompanied by a resident when they are on our premises otherwise they are considered trespassers.

Herb Shamlian made a motion to adjourn the meeting; this was seconded and passed unanimously.

Respectfully submitted,

Sy Kessler
Secretary
Board of Directors
Parker Plaza Estates