

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009

Meeting of the Board of Directors Wednesday, March 30, 2016 Minutes

Call to Order

The meeting was called to order by President Ramon Mejido at 7:36 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 28, 2016 by Manager.

Reading of Minutes of the March 16th Meeting- Waived per unanimous vote.

Approval of minutes- Corrections noted and revision necessary before approval.

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

Treasurers Report- N/A

Secretary's Report- Robert Perlman reviewed needed corrections noted from previous minutes of the March 16th meeting. Minutes will be revised and approved at the next scheduled Board meeting.

Manager's Report- Peter discussed the request by Ramon Mejido to provide the Board with a “spreadsheet” showing the list of engineer proposals interviewed to date and their Phase 1 fee to complete an inspection and prepare specifications for structural defects and painting. The Board was provided with this in advance of the meeting and the manager reviewed his opinion on two of the 4 firms interviewed. Discussion from Board members included the further desire to interview more contractors, paint contractors, etc. No decision was made to approve anyone presently.

Old Business-

- **Cable TV consultant review-**Ramon Mejido recommends we put negotiation in the hands of BAS."I believe we should stick to cable tv and not internet service" Additional Board members are interested in interviewing other similar firms ASAP for comparison.

Motion made by Robert Perlman to table discussion and approval of any firm until we interview more consultants. Second by Arlene Lippel. **ALL IN FAVOR.**

- **Review of engineer proposals-** Manager has provided the Board with a spreadsheet(as requested by Ramon) outlining the firms interviewed to date and their Phase 1 prices to conduct condition/inspection report and specifications. Two of the firms interviewed appeared to be more favorable to the Board members. Robert Fisher stated that paint manufacturers can write the specs. We need to look at more people. Ramon wishes to make a decision by the next Board meeting and who we are comfortable. Linda Lustig is stating we should look at the paint contractors first to see who they are comfortable with working with.
- **Gas update-** Ramon Mejido reviewed the latest update. We are replacing the 2nd main line into the building. Drop tests are being conducted in various locations and failing. The risers are isolated to test the horizontal pipes/manifold and are still not holding. Some risers are ok such as the dryer lines. The following have passed, 3, 8, 14, 15,20,21,24,25,26,27 and "we hope to have gas restored in the not too distant future". Multiple crews are continuing working 7 days a week.

Guards accompany the plumbers and we leave a yellow tag that maintenance was there.

New Business-

- **Retroactive approval of gas repair contract-** Contract was drawn up by our attorney and signed off by the gas firm. Cost is approximately \$35,850.00 and was approved by the President of the Board/Ramon Mejido. Motion made by Arlene Lippel and second by Bertica Robinson. **ALL IN FAVOR.**
- **Appointment of committee members-** Will be finalized in a day or two and the office will be sending out notices and posting to all selected. We are trying to form committee's that have people experienced in the particular area and limit the size of the committee.

Discussion by Robert Perlman to look into installing string lights on the outside palms (6).

- **Adjournment made @ 8:50 p.m.**