

Condominium Association of Parker Plaza Estates, Inc.

Meeting of the Board of Directors

April 16, 2008

At 7:30 PM in the Plaza Room

Call to Order:

The meeting was called to order by Homero Duque President of the Board of Directors at 7:30 pm.

Roll Call:

Present: Homero Duque, Arlene Lippel, Albert Mizrahi, Linda Shamlan, Alan Goran, Wendy Rosen and Bob Ortiz.

Absent: Sy Kessler and Johnny Pekats.

Reading of the Minutes:

Arlene Lippel read the minutes of the previous meeting. They were unanimously approved.

President's Report:

Homero Duque asked for a minute of silence to remember those who passed. They were Eve Schlesinger of unit 315, Angelo Ritacco of unit 1912, Lotty Grossman of unit 1719 and Olga Argudin of unit 1025.

Water heater installation: the third heater is being installed this week. Next week there will be inspection and after inspection there will be pipe insulation. This should prove to be very cost effective. We found some pipes that were damaged due to corrosion and they will need to be replaced.

Due to vandalism in the elevators and bad behavior in the Jaquzzi we need to install cameras in these areas. Quotes are being gathered and will be submitted for your approval at the next meeting.

Security update: There is a need for one additional security guard at the pool during summer weekends and two during holidays. The approximate cost for this will be \$3,000. A motion was made to approve this expense and unanimously passed.

Valet update: We have reviewed with Southern Parking the situation with Manny and Ronald and they will be seeking alternatives to assist them. Southern continues to search for opportunities to improve the parking space situation. Steve Koppenhaver wrote a memo to valets instructing them on how to deal with illegal parkers.

Cleaning update: We have noticed a big improvement and have received very few complaints. We are in process of getting quotes for shampooing the carpets in the common areas.

Cable service: Our contract with Comcast expires in June of this year. So far we have received quotes from Direct TV, Dish Network and Comcast. Prices are similar on services but Comcast has an advantage. In all cases the switch from analog to digital will not affect us. Cable companies have been ordered by the FCC to provide service to analog users for the next 3 years. We are now awaiting Comcast proposal to us which will include 2 HBO stations at a low price.

Insurance: Our insurance must be renewed in June 2008. Our current agent, Smith Watson Parker, has not yet provided us with renewal terms. We are in contact with another agent, Van Amerigen's who will provide a quote once we provide them with necessary information which Julio is in process of obtaining.

Status of collections: Up until last month, Linda Shamllian had been helping us with the collection process and she was extremely successful and did an excellent job. Our old collections are approximately \$190,00 and are being handled by Glazer & Associates. The newest outstanding debts are being handled by Siegfried et al and they amount to approximately \$50,000. Starting this quarter owners who have not made maintenance payments by April 10th are being charged a \$25 late fee. If payment is not received by April 30th then that account will be turned over to Siegfried for collection .

Jose Sardina resigned, for personal reasons, effective April 25th 2008. We thank him for his dedication and good work. He will be missed. In the interim, as we search for the proper replacement, Herb Shamlan has been approached and has agreed to work in this position for the next two months. A motion was made to approve Herb Shamlan as a full time temporary employee and this approved unanimously.

Meetings with lawyers: We met with Glazer & Associates to review our old accounts and received a check for approximately \$14,000. We also settled the money we owe them which is about \$5,000. This meeting established a communications channel with them.

We met with Lisa Herman to acquaint ourselves with her and vice verse. She updated us on the progress of our criminal and civil cases. Our criminal case is in the hands of the Broward County D.A. The trials of Hitner and Ramos are still pending. Ramos trial may be in May. On the civil side, US Contracting settled for \$200,000 in arbitration. Blessing Roofing has been disbanded but Lisa Hermann is still watching them in case they reappear under a different name enabling us to collect from them. Ron Jones, Wells Engineering is still active and we hope to collect \$27,000.

Office Security: We decided to change the locks in office – the keys are in the hands of the officers of the board and the manager. This is merely an assurance that all documents especially those with personal information are kept confidential and safe. Other board members and residents are always welcome in the office.

Treasurer's Report:

Banco Popular Operating	\$79,155.15
Banco Popular Payroll	\$20,074.39
Banco Popular Money Market	\$18,477.53
Total Banco Popular	\$118,107.07
Banco Popular Escrow (rentals)	\$76,555.62
Suntrust Special Assessment	\$18,312.23
Suntrust Wilma	\$239,020.85
Suntrust Operating	\$14,421.82
Suntrust Signature Advantage (money market)	\$354,500.22
Suntrust Totals (rainy day funds)	\$626,255.12

The outlook for the future is good. Our revenue is on target yet our expenses are a little over budget. We anticipate expense reductions in the future with the installation of the new water heaters and the lack of over time expenses now that we have out sourced services. This also means our workman's compensation will decrease. A reminder, please use checks and/or money orders because we do not want cash in the office. A motion was made to consolidate all the Suntrust accounts into the existing Suntrust Advantage Account and then move any monies in excess of \$500,000 to the Banco Popular Account Money market account. This motion was passed.

Building Manager's Report by Julio Ortiz: Elevators are running smoothly with minimal expense. We have estimates to refinish elevators but will wait until we have the cameras installed. We continue to investigate solutions to the humidity problem in the South tower. There are some problems on the roof. We are doing some work on the exhaust vents and the ducts need to be cleaned. The umbrella on the pool deck was repaired instead of being replaced and it is holding up very well.

Using maintenance people after working hours to do private tasks for residents poses a problem in that these workers are not licensed and insured. That means that Parker Plaza is liable under our worker's compensation insurance if any injuries occur. In order to prevent any liability the worker needs to obtain a "handy persons" license which protects them and the resident needs to sign a waiver. In actuality no work should be performed after 5 pm anyway.

Committees: We want to form committees to act in an advisory capacity and give owners the opportunity to have direct in-put into the life and decisions at Parker. Each committee will have a board member on it except for the grievance committee which will operate without one.

The committees will advise the Board on the specific areas that they monitor and are responsible for. Committees we wish to form are: Building Committee, Pool Committee, Landscaping Committee, Finance Committee, Rules & Regulations Committee, Litigation Committee.

At this point, Al Mizrahi wanted to have the following information inserted into the minutes of this meeting: "The original proposal for the Litigation Committee has the following individuals as members of that committee. Homero Duque, Board President; Al Mizrahi, Board Treasurer; and past Board Presidents Don Pinkus and Robert Fisher. Don Pinkus has made it a condition for his participation in this committee that Al Mizrahi **NOT, I repeat that Al Mizrahi NOT** be part of it. Therefore, for the good of the building and for the good of the association I would like to publicly remove my name from being considered for this committee.

In the future we plan to write charters for a Welcoming Committee, Information Technology Committee, Grievance Committee, Emergency Readiness Committee. It would be a good idea to also establish a Parking Committee to study and develop plans for the future in order to resolve the very many parking problems we have.

Julio Ortiz arranged for the Fire Department to train people in CPR and the use of the defibrillator. Certain staff members were trained and another 8 people signed up. Since CPR and the use of the defibrillator are important we are willing to arrange another training session if enough people wish to sign up.

Miscellaneous:

Sales & Rentals for mid-March to mid-April

Unit 1210 Sale	Cacamanolis to Gosselin	\$275,000
Unit 902 Lease	Guitierrez to Samsonian	
Unit 215 Sale	Falk to Pekarsky	\$225,000
Unit 602 Lease	Kramaraovsky to Schulman	
Unit 1807 Sale	Kaiserman to Kilic	\$275,000

There are 3 additional sales pending which should be concluded by mid-May.

A discussion ensued regarding the eviction of the Joe Greenberg and Suncoast Realty, one of the commercial units. A motion was made to proceed with this action by beginning the process with our attorneys. The motion was unanimously passed.

The security people need to have updated phone numbers so that they can be more efficient in locating you. Please come into the office and update your phone numbers. Also if you have a long distance number kindly call in advance about visitors and deliveries.

Be a good neighbor and participate in beach clean-up on Saturday, May 10th at 9 a.m.
Gloves and bags will be provided.

Questions and Answers: Members of the Board and Julio Ortiz field questions and comments which included issues concerning parking; contractors working on Saturdays; money and banking; collection matters; health and the pool; doors and humidity and vandalism during this lively audience participation period.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Sy Kessler
Secretary
Board of Directors
Parker Plaza Estates