

# Condominium Association of Parker Plaza Estates, Inc.

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## **Meeting of the Board of Directors Wednesday, April 19, 2017 at 7:30pm Minutes**

### **Call to Order**

The meeting was called to order by President, Robert Perlman at 7:31PM.

### **Roll Call**

Robert Perlman, President  
Rosalie Caplan, Vice President  
Bertica Robinson, Secretary  
William Gennaro, Treasurer  
Linda Lustig, Director  
Robert Fisher, Director  
William Chaiken, Director  
Robertino Asaturyan, Director  
Not Present: Donald Pinkus, Director

### **Proof of Notice**

Properly posted.

Robert Perlman motioned to table all minutes until they are edited and amended.

All in favor say ay.

Motion was passed unanimously by 8 votes.

### **Reports:**

#### **President's Report**

- Robert Perlman presented
  1. The Parker Plaza Beach Café has been setting up BBQ poolside on weekends weather permitting, are now providing lotto, scratch offs, etc. and expanding the menu.
  2. The renovation of the pool will be held in the last part of August through September. Chemicals will be added to the pool on Tuesdays 8am-9am.
  3. Atlantic Broadband is in final wiring phase. DOT has put a stop on running the line into the building pending inspection of the sidewalks.
  4. A 6 hour meeting was spent regarding the chillers and getting information and costs from different vendors that down the road we would be ready to take the next step.

### **Treasurers Report**

- William Gennaro presented – No financial report at this time until the new accounting manager and CPA have a meeting, which has now been scheduled in regards to financial reporting.

### **Secretary's Report**

- Bertica Robinson presented the new owners and renters. Two deaths were announced and a moment of silence was taken.

### **Grievance Committee Report – Results of the Railing Survey**

Rose Tulenfeld, Chairperson of the Grievance Committee presented.

Option 1 keeping the existing railings 224 votes

Option 2 – replacing with new railings 18 votes

Option 3 – glass railing 72 votes

Total Surveys Received: 318 (including 4 received but no option checked off)

### **Old Business**

Robert Perlman announced three separate unit violations. The board was in favor of fining each unit \$100 and sending them to the Grievance Committee.

### **New Business**

The board held a discussion regarding the balcony options and the result of the railing survey presented.

Bertica Robinson motioned to keep and repaint the existing railings as part of the scope of work based on the results of the survey.

Robert Fisher seconded the motion.

Motion passed by 8 votes.

Linda Lustig made a motion that once we receive the permit from the city regardless of what the answer is on the railings that we check with our lawyer and insurance company prior to a final decision.

Rosalie Caplan seconded the motion.

Robert Perlman, Rosalie Caplan, William Gennaro, Linda Lustig, Robertino Asaturyan, William Chaiken - Yes

Bertica Robinson, Robert Fisher – No

Absentee: Donald Pinkus

The motion passed by 6 votes.

In regards to the balcony renovation project, Robert Perlman stated that those units that have old shutters would receive a letter informing them that the contractors for the project will remove the shutters. The letter would state as follows:

The contractors will take down the shutters in order to do the work. After the shutters have been removed, we strongly recommend you do not place them back. The contractor will dispose of your shutters.

If you decide to keep your shutters:

You are responsible for the reinstallation of your shutters. The association will not reinstall your shutters.

Your shutters must comply with all City of Hallandale Beach requirements and also the Rules and Regulations established by the association.

1. You will have to obtain and provide the office with a certified letter or permit from the City of Hallandale Beach stating that the shutters that you are putting back meet applicable code.
2. If you reinstall your shutters, any damage to the building will be the owner's responsibility.
3. Any further damage to the building in years to come that are identified as being caused by the shutters, will also be the owner's responsibility.
4. There will be nowhere in Parker Plaza to store the shutters other than your unit.
5. Unit owners spent about \$12,000 per unit to put hurricane impact windows and patio doors with a wind resistance of 140 miles an hour throughout the building.

By law, owners have the right to place the shutters back, but should consider the aforementioned.

The floor was open to unit owner questions.

Robert Perlman stated that in a previous vote of 8-1, the board had voted on removing the tiles on every balcony. There were concerns since many have updated and placed tiles on their balconies. Robert Perlman asked for a discussion from the board, and after board discussion, the vote stands to remove the tiles from all the balconies.

Robert Perlman stated that Rosalie Caplan will be coordinating input from residents and coordinating options to be considered by the board regarding building paint colors. Rosalie Caplan stated that once colors are chosen, there will be renderings created to show residents prior to a final board decision. Rosalie asked that residents see her, and she will also seek to speak to residents to obtain ideas/opinions about colors. The deadline for renderings would be prior to the next board meeting.

## **Adjournment**

Bertica Robinson motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 8:45pm.

## **Good and Welfare**