

*Condominium Association of  
Parker Plaza Estates, Inc.*

*2030 South Ocean Drive  
Hallandale Beach, Florida 33009*

**Meeting of the Board of Directors  
Wednesday, April 20, 2016  
Minutes**

**Call to Order**

The meeting was called to order by President Ramon Mejido at 7:31 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 April 13, 2016

**Reading of Revised Minutes of the March 16, 2016 Meeting-** Waived per unanimous vote.

**Approval of minutes-** Approved unanimously.

**Reading of Minutes of March 30, 2016 Meeting-** Waived per unanimous vote.

**Approval of minutes-** Approved unanimously.

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

**Treasurers Report**

- William Gennaro stated the March financial report:  
Income- MTD Actual-\$9,581 under budget by \$4,568.00  
MTD Budget-\$14,150.00  
YTD Actual- \$2,479,266.00 under budget by \$10,803.00  
YTD Budget-\$2,490,070.00  
Expenses-MTD Actual-\$392,384.00 over budget by \$45,055.00

MTD Budget-\$347,328.00

YTD Actual- \$2,362,176.00 under budget by 121,606.00

YTD Budget-\$2,483,781.00

Bank Account Balance-Operating Accts- \$237,767.00

Payroll- \$32,841.00

Money Market- \$399,321.00

Special Assessment-\$585,213.00

Escrow Accts-Total=\$764,315.00

Delinquencies as of March 2016= **\$86,829.00** which includes an ongoing thirty eight non legal case totaling \$5,352 leaving two legal cases of approximately \$81,477.

MTD Write off of Bad debt= \$2,383.00

YTD Write off of Bad debt=\$75,109.00

**Secretary's Report-** Robert Perlman asked for a moment of silence over the death of Jenny Caspi of unit 2124. He then discussed new renters & owners to Parker Plaza:

#226 -sold for 325,000.00

#1204-sold for \$290,000.00

Mr. Perlman announced the employee of the month: **German Larios.**

**Manager's Report-** Mr. Reinhard mentioned that the Ad Hoc Committee interviewed different engineering firms for the purpose of inspecting the structural areas of the building and provide us with a report. Mr. Reinhard spoke about the meeting that was held with our existing insurance company Wells Fargo Insurance in regards to renewing our existing policy or looking into other proposals. Mr. Reinhard gave an update on the gas repair stating, "There is no positive news at the moment. Things are moving forward, however, there are many leaks and multiple lines that are failing the gas test. The gas company is working hard to make the necessary repairs". Ramon also added that the gas company will start making repairs as they go if the line passes the pressure test. Peter also advised that the Northside elevators will be up by the end of the month with the exception of the service elevator, which will take another six weeks before it is up and running.

**Old Business-**

- **Vote to change the By-Laws:**

The proxy category requiring proxy votes have passed the required amount needed. We have received 269 votes to waive having an attorney present when an election is not necessary and the vote on any contract over \$5,000.00 was also approved with 273 proxies received (more than 259 votes were needed).

- **Update on elevator project-** reported by Manager. “The Northside elevators will be up and running by the end of this month with the exception of the service elevator, which will continue to be worked on for another six weeks.
- **Discussion & review of concrete repair-** Peter Reinhard reported that the AD HOC Committee spoke with 7 engineering firms and 2 of them stood out – Swaysland and Engineering Consultants. Linda Lustig further explained the roles of these engineering firms and what’s expected from the restoration process. Robert Fisher discussed the work they are requesting to have done and Bill Gennaro stated his concern to start this work knowing the property next door will be commencing their work at some point. Motion made by Robert Perlman to approve Swaysland proposal once received by our attorney and signed off by both sides. Second by Arlene Lippel. All in favor.
- **Cable television negotiation-** Robert Perlman reviewed discussions had with Comcast and AT&T by the Ad Hoc Committee. No recommendations were made and issues were tabled until the next meeting.

**New Business-**

- **Waste Management Contract-** Peter reported the waste management contract is up in June. After some negotiation, Waste Management approached us with a new agreement with a better deal (from \$6,000 to approximately \$4,477 monthly). No decisions have been made and the issue was tabled until the next meeting.
- **Request from Beach Cafe-** Ramon reported The Beach Café is struggling to remain open and the owner has made several request from the Board of Directors:
  - a) To place the store’s flyer inside of welcome packets given to new owners/renters at Parker Plaza. Motion to allow by Linda Lustig. ALL IN FAVOR
  - b) To place the store’s flyer inside of contractor’s packets given to contractors requesting to do work in the building. Motion to allow by Robert Perlman. ALL IN FAVOR.
  - c) To put a sign out in front of the building advertising the café was not approved by Parker Plaza Board of Directors, but the store’s owner can put a sign out at their own expense upon approval of the size and location by the Board of Director’s.
  - d) To reduce the amount being paid for rent. Motion by Robert Perlman to allow rent to be reduced to \$160.00 per month effective May 1, 2016 and owner will be responsible for her own electricity. Second by Bertica Robinson. ALL IN FAVOR.

**Insurance Committee-** Discussion by Bertica Robinson. Juan Cordoba (Wells Fargo Insurance agent) presented the savings we will receive from the flood insurance. We will be meeting again in May with hard numbers and renewal prices.

**Events Committee-** Olga Mikhaylov announced a talent show coming up on April 30, 2016. Anyone interested in performing should sign up in the office.

**Open Discussion**

**Adjournment** @ 9:20 p.m.