

**Meeting of the Board of Directors
May 15, 2013
7:45 P.M. - The Plaza Room**

Call to Order

Meeting was called to order by President Phil Snyder at 7:45 P.M.

Roll Call

Homero Duque, Phil Snyder, Isaak Sher, Don Pinkus and
Jose Sardina

Reading/ Approval of Minutes

Phil Snyder motions to waive reading of Minutes

Seconded By: Homero Duque

TREASURER'S REPORT

APRIL 2013

A. Income Received

APRIL 2013/Actual:

\$1,072,917.53

April Budget:

\$ 1,116,691.99

Income for April was under budget by \$43,774.46

OR (3.9%)

YTD Income Actual:* *\$3,388,178.28

YTD Budget: \$3,472,535.93

Income for YTD was under budget by \$84,357.65

Or (2.4%)

B. Expenses

April 2013/Actual: \$476,835.41

April Budget: \$519,848.04

**Expenses for April were under budget by
\$ 43,012.62 Or (8.3%)**

YTD Expenses Actual (10/01/12 to 04/30/13): \$3,016,448.16

**YTD Budget Expenses:
\$2,875,692.28**

Expenses were over budget by \$140,755.88

Or (4.9%)

C. YTD Income vs. Expenses

Income exceeded expenses by: \$371,730.12 or (12.3%)

- Special Events**
- Everything is set for the Memorial Day weekend.**

Sales and Leases

Unit #	Sales	Name	Price:
309		Arkady & Svetlana Getselis	\$270,000.00
602		Norberto Canestrari & Lucrecia Filippini	\$155,000.00
914		Vladmir & Marina Gincherman	\$490,000.00
1108		Mykhailo Goldenberg & Nina Ivanova	\$255,000.00
1123		Ludmila Groisman	\$350,000.00

Leases:

711	Melvin Freeman
1225	Tim Michaeloff
1525	Gladys Castillo
1614	Terry Sandage
1705	Daniel & Celia Villalobos

In Memoriam

Norman Copoloff Unit 2104

Joseph Orłowski Unit 2023

PRESIDENT'S REPORT

- 1. REGARDING ELEVATORS: WE CONTINUE TO LOOK FOR ALTERNATIVES TO IMPROVE THE PERFORMANCE OF THE ELEVATORS AND MINIMIZE DOWN TIME.**
- 2. WE FOUND NEW RUST SPOTS IN THE POOL. REPAIRS WILL BE DONE DURING SUMMER.**
- 3. THE BACK PARKING LOT: WE CONTINUE SEARCHING FOR ALTERNATIVES TO REPAIR THE REAR PARKING LOT, WHICH INCLUDES THE LIGHTNING SITUATION.**
- 4. THE COURT CASE: A FEW UNIT OWNERS WENT TO THE BROWARD COUNTY COURT HOUSE ON APRIL 25, 2013 FOR HEARING/STATUS CONFERENCE. THE RESULT: THE TRIAL DATE REMAINS AT SEPTEMBER 9, 2013, JURY SELECTION WILL BEGIN AUGUST 12, 2013. ALSO IT WAS CONFIRMED THAT RAMOS WILL NOT BE PART OF THE TRIAL; DUE TO THE FACT THAT RAMOS' ATTORNEY CLAIM THAT HE SUFFERS ALZHEIMER'S. THE PRESIDING JUDGE, ORDERED THE STATE MEDICAL DEPARTMENT TO SEND A FORENSIC PSYCHOLOGIST TO EXAMINE RAMOS. UPON EXAMINING RAMOS THE PHYCOLOGIST AFFIRMED THAT RAMOS HAS ALZHEIMER'S.**

THUS THE JUDGE EXCEPTION RAMOS FOR PARTICIPATING IN THE TRIAL.

5. THE BOARD IS RECEIVING PROPOSALS FOR THE INSTALLATION OF A HALLWAY RE-HEAT SYSTEM. IN LAYMENS TERMS IS DEVELOPING CONTROLS TO MAINTAIN OUR COMMON HALLWAYS AT COMFORTABLE LEVELS.
6. WE ARE ALSO LOOKING INTO THE POSSIBILITY OF ESTABLISHING A DIRECT DEPOSIT SYSTEM FOR MAINTENANCE PAYMENTS. WE ARE IN CONTACT WITH THE SOFTWARE COMPANY THAT HANDLES OUR ACCOUNT AND THE BANK TO SEE HOW WE CAN IMPLEMENT THIS SERVICE.

OLD BUSINESS

7. REGARDING OUR AIR CONDITIONING SYSTEM MAINTENANCE CONTRACT: WE DID NOT RENEW THE CONTRACT WE HAD WITH JOHNSON CONTROLS. WE SIGNED A CONTRACT WITH COOL BREEZE, A COMPANY THAT HAS GIVEN US BETTER SERVICE THAN JOHNSON WHEN CALLED- AND AT A BETTER PRICE.
8. WE, THE BOARD, HAVE APPOINTED KAREN MULCAHY PROPERTY MANAGER. KAREN HAS BEEN WITH PARKER PLAZA FOR ALMOST 5 YEARS. THE BOARD, AFTER RECEIVING AND EXAMINING MANY RESUMES (20+), DECIDED THAT KAREN HAS THE NECESSARY KNOWLEDGE AND ABILITY TO MAINTAIN OUR BUILDING EFFICIENTLY. IT SHOULD BE NOTED THAT DURING HER SHORT TENURE AS PROPERTY MANAGER, WE HAVE SEEN A VAST IMPROVEMENT IN OUR BUILDING'S OPERATION.

9. SECURITY CONTRACT: THE CURRENT CONTRACT IS UP FOR RENEWAL, JULY 1, 2013. WE HAVE INTERVIEWED 7 COMPANIES PLUS THE CURRENT ONE TO DETERMINE WHICH COMPANY WILL HANDLE SECURITY. OUR MAIN CONCERN, BESIDES SECURITY ITSELF, IS THE BENEFITS OFFERED TO THE PERSONNEL.

Motion to adjourn the meeting was made by Phil Snyder and the motion was second by Homero Duque.

Meeting was adjourned at 8:15pm on Wednesday May 15, 2013.