

*Condominium Association of  
Parker Plaza Estates, Inc.*

*2030 South Ocean Drive  
Hallandale Beach, Florida 33009*

**Meeting of the Board of Directors**

**Wednesday, May 18, 2016**

**Minutes**

**Call to Order**

The meeting was called to order by President Ramon Mejido at 7:32 p.m.

**Roll Call Present-**

Simon Sherman- Director  
Arlene Lippel- Director  
Bertica Robinson- Director  
William Gennaro – Treasurer  
Ramon Mejido- President  
Rosalie Caplan- Vice President  
Robert Perlman- Secretary  
Linda Lustig- Director  
Robert Fisher- Director

**Proof of Notice-** Properly posted

**Reading of Minutes (April 20, 2016 Meeting)** - Tabled until next meeting per unanimous vote.

**Approval of minutes-** Tabled until next meeting per unanimous vote.

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

**Treasurers Report**

- William Gennaro stated the April financial report:  
Income- MTD Actual-\$1,192,776.00 under budget by \$5,259.00  
MTD Budget-\$1,198,035.00  
YTD Actual- \$3,672,043.00 under budget by \$16,063.00  
YTD Budget-\$3,688,105.00  
Expenses-MTD Actual-\$455,093.00 over budget by \$105,578.00  
MTD Budget-\$349,495.00  
YTD Actual- \$2,817,269.00 under budget by \$16,008.00

YTD Budget-\$2,833,277.00

Bank Account Balance-Operating Accts- \$866,422.00

Payroll- \$78,136.00

Money Market- \$399,331.00

Special Assessment-\$581,213.00

Escrow Accts-Total=\$767,607.00

Delinquencies as of April 2016= **\$118,211.00** which includes unpaid maintenance or fees and fines. (Non legal case totaling \$34,272.00 and legal cases of approximately \$83,938.00).

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

**Secretary's Report-** Robert Perlman discussed new renters & owners to Parker Plaza:

#2115 -rent for \$1,700.00

#1520-sold for \$490,000.00

### **Old Business-**

- **Insurance Recommendation-** Insurance agent Juan Cordoba from Wells Fargo Insurance explained the new policy coverage and premiums. Cost of flood insurance premiums was reduced by 10%, reduced cost of property insurance by 12%. General liability premium has gone up.
- **Waste Contract Recommendation/Vote-** Waste Management has given a new proposal with better rates (\$50,000 saving annually) which is being reviewed by our attorney. As per unanimous vote the contract will be renewed with Waste Management (subject to legal review).
- **Concrete Restoration Update-** Contract with Swaysland Engineering has been signed and they will be moving forward with inspection of the property very soon.
- **Cable Television Update-** Robert Perlman gave detailed comparisons between Atlantic Broadband and Comcast cable packages. Bertica Robinson explained the cost and savings between the two cable companies. Further discussion was tabled until the next meeting once updated proposals are received.
- **Gas Grill Update-** Robert Perlman explained the rules and procedure of reserving and cleaning the gas grill. Rosalie made a motion to put grills in designated spot (on pool deck) for use. Ramon second.
- **Gas Repair Update-** Ramon discussed the lines that have been repaired and currently have gas and also the lines that are pending repair.

### **New Business-**

- **Property Manager Update-** Ramon gave an update on the search for a new property manager. The staffing agency that we are using have found qualified candidates and we are currently reviewing their credentials and references before a decision is made.

- **No Pet Policy-** Rosalie explained Parker Plaza's no pet policy and explained the documents required if you are claiming to have a comfort or service animal. Ramon explained the fining process and Robert Perlman made a motion to fine the owner who allowed their pet to urinate in a "no peeing" area on the pool deck. Bertica second the motion.
- **New tenant for commercial unit 101-** Ramon made a motion to allow the current tenant renting commercial unit 101 to break lease and a new lease will be signed with a new tenant, same business will be conducted. William Gennaro second the motion.
- **Proposal for New Pool Deck umbrella covers-** If umbrella covers currently owned by the Association aren't acceptable (after review by the Recreation Facilities Committee), a purchase of new covers will be made. Motion made by Ramon and second by Robert Perlman.
- **Pest Control landscape proposal from Natalie's Touch and Orkin/Vote-** Motion made by Arlene to sign a one year contract with Natalie's Touch for pest control and landscaping. Bertica second the motion.

#### **Recreation Facilities Committee-**

- **Gym relocation discussion-** With 7 members for the gym relocation project and 2 members opposing
- **All new chaise lounges for pool area-** Decision was deferred until the next meeting.

**Adjournment** @ 10:36 p.m.