

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors
May 19, 2010
At 7:30 p.m. in the Plaza Room

Call to Order:

President Don Pinkus called the meeting to order at 7:30 p.m.

Roll Call:

Present were: Alan Goran, Sy Kessler, Don Pinkus, Herb Shamlan, Johnny Pekats and Robert Fisher.

Absent were: Carmine Tufano, Manny Lagonikos and Homero Duque.

Reading of Minutes:

Alan Goran made a motion that the reading of the Minutes be waived, this was seconded by Herb Shamlan and passed unanimously.

Treasurer's Report:

Treasurer, Alan Goran, read the report as follows:

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

April-10

INCOME RECEIVED AS OF APRIL 30, 2010

Income Received	\$ 978,036.88	
Monthly Budgeted Amount	\$ 1,141,246.67	
YTD Income Received	\$ 3,591,798.60	*Note A
YTD Budgeted Amount	\$ 3,534,606.69	

EXPENSES PAID AS OF APRIL 30, 2010

Actual Expenses	\$ 496,278.10
Monthly Budgeted Expenses	\$ 531,981.79
YTD Actual Expenses	\$ 3,020,526.17

YTD Budgeted Expenses \$ 2,930,241.53

BANK BALANCES AS OF APRIL 30, 2010

Suntrust Escrow (Rentals)	\$ 76,823.20	
Banco Escrow (Contractor)	\$ 6,087.51	
Banco Small Expense	\$ 664.05	**
Banco Money Market OP	\$ 19,201.72	
Banco MM Escrow (Rentals)	\$ 2,260.08	
Suntrust Signature Advantage	\$ 242,274.74	
Banco Operating	\$ 710,974.94	
Banco Payroll	\$ 1,503.06	
Suntrust Money Market	\$ 388,318.51	
Suntrust Payroll	\$ 18,151.44	
Suntrust - Fire Sprinkler/Alarm	\$ 25,000.00	

DELINQUENCIES AS OF APRIL 30, 2010

\$ 267,539.20

WRITE-OFF AMOUNT AS OF APRIL 30, 2010

\$ 4,582.13

Items to note:

Non-contracted supervisor budgeted expense will be reduced by \$7,200 and moved to Maintenance contract expense.

The budgeted expense for Elevator expense will be reduced by \$20,000 and will be moved to Health Insurance expense.

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	446,903.93	531,320.99	84,417.06
TOTAL BUILDING MAINTENANCE	207,601.68	96,638.99	(110,962.69)
TOTAL FIXED CONTRACTS	655,516.31	651,178.93	(4,337.38)
TOTAL PAYROLL, TAXES, BENEFITS	183,494.93	164,499.81	(18,995.12)
TOTAL SPECIAL PROJECTS	326,199.00	229,083.38	(97,115.62)
TOTAL UTILITIES	565,020.62	558,462.87	(6,557.75)
TOTAL LOAN INTEREST	527,922.18	542,285.81	14,363.63
TOTAL ADJUSTMENT (INS, ETC)	107,867.52	156,770.75	48,903.23
TOTAL EXPENSES	<u>3,020,526.17</u>	<u>2,930,241.53</u>	<u>(90,284.64)</u>

Notes:

- A Includes insurance proceeds of \$351,296.06 for elevator damages.
Anticipated expenditures for the elevator are estimated at \$200,000 approximately.

Mr. Kessler made a motion to accept both the Minutes and the Treasurer's Report, the motion was seconded and the Minutes and the Treasurer's Report were unanimously passed

Death Notices:

Mr. Kessler asked everyone to stand for minute of respect for Abraham Shorer of unit 819 who passed in April.

Sales & Rentals:

Mr. Kessler then gave the real estates report as follows:

March

1225	Lease	Benowitz to Golstin	
1705	Lease	Quinones to Vo	
709	Lease	Parker Plaza to Haynes	
1926	Sale	Fox to Errico & Ochakovskaya	\$207,500 2b2b
827	Sale	Emaleh to Baskin	\$235,000 2b2b

April

1215	Sale	Vezura to Blekht	\$244,000 1b2b
1801	Sale	Vizeltir to Chetrit	\$140,000 1b2b
1217	Sale	Finkelstein to Yager	\$180,000 1b2b
1508	Sale	Ohaynoto Conte & Conte	\$275,000 2b2b conv
1514	Sale	Miller to Lopez & Iadeluca	\$375,000 3b3b
1115	Lease	Copoloff to Keil	
1804	Lease	Cohen to Levin	

May

2122	Sale	Deutsch to Sarna	\$280,000 2b2b conv
1526	Lease	Quintana to Ibragimov	
2102	Sale	Mikhaylov to Iounatanov	\$115,000 1b1b
303	Sale	Basulto to Perez	\$115,000 1b2b
418	Lease	Tresser to Norton	
2214	Sale	Gross to Bracco	\$245,000 3b3b

Mr. Pinkus introduced visitors from The Hemispheres, the newly elected Secretary, Martha Pena and the newly elected Treasurer, Maria Penela. They are observing our meeting and we will be happy to assist them in any way necessary!

Committee Reports:

Social Club: President, Ruth Steinberg, reported that Spooky Joe would be performing for the July 4th bash. The committee is now working on the food that will be served for this party on the pool deck. There are no other plans in the works at this time.

Pool Committee: Johnny Pekats said the pool is in good shape. Repairs were made and now the pool is ready for the season.

Landscaping: In the absence of Carmine Tufano and Manny Lagonikos Mr. Pinkus gave this report. He said everything has been trimmed and made ready for the hurricane season. He said that all the coconuts had been cut down and thrown onto The Hemispheres property! Everyone had a good laugh especially the visitors from the neighboring Hemispheres.

Building Committee: Herb Shamlian told Mr. Pinkus that he would cover all those items in the president's report.

President's Report:

Mr. Pinkus asked Bob Fisher to explain about the **Surface Water Injection Wells**. Mr. Fisher described in detail all the difficult planning involved in order to finally get the plans for the wells approved by the Broward County EPA. Now that the plans are approved we can send this job out to bid. Once construction begins we believe the job can be completed by late summer, and this with very little, if any, disturbance to the residents. Mr. Pinkus noted that Mr. Fisher worked with engineer Neil Janoff who reconfigured the layout and operation of the drainage system. This reconfiguration will allow us to complete the project at a lesser cost than we originally budgeted. This news was received with loud applause.

Sprinkler System: This project is also moving along ahead of schedule. The piping has already reached the 7th floor. The lobby will be the next area. We will cordon off small sections of the lobby as the work is being performed. We wanted to do the lobby now when the least amount of people are in residence and foot traffic is minimal. All the exposed wiring and piping you now see will be enclosed by a soffit. The soffit will be in keeping with the hall décor.

Fire Alarm System: This project is also moving along ahead of schedule with the garage level completed. The main control panel is installed and we are preparing to wire and install the annunciators in each unit. The annunciator is a one-way electronic signaling device which allows us to tell you exactly what is going on in case the alarm bells ring.

Criminal Case: We have instructed our attorney Lisa Hermann to petition the court for a definite date for a trial. We feel justice has not been served on a timely basis. This petition will allow us to have a fixed trial date instead of a stand-by one. Ms. Hermann is also starting an action against the insurance company to pay for the criminal actions of Joe Greenberg. I will keep everyone informed as this progresses.

Chiller Repair and New Contract: We are experiencing problems with our chiller units which are almost 40 years old. They are banging, randomly turning on and off and causing problems. We called in Johnson Controls. This is the corporation that purchased York which is the brand of chillers we have. We changed service contracts from Carrier to Johnson Controls, the price is the same and we believe Johnson will better serve us. Chiller number 2 needs extensive repair. It needs a new shaft, seals, internal fins and an oil valve. The cost for repair is approximately \$25,000. This will solve the problem for a while. Although the purchase of a new chiller would be more efficient and energy savings, about a 4 year payback; we decided that since we are involved with other projects it would be better at this time to use chewing gum and band aids and repair it instead of replacing it. In the future we can pay for a new chiller out of the budget rather than imposing an assessment or a maintenance increase now.

Elevators: Our service company, Xpert Elevator, has repaired the shafts which were water damaged during the flood. The doors of elevator number 3 and number 6 are rusted out after years of dampness and they are being replaced. The elevators will be a “work in progress” for the next few months. We ask you to please be patient and tolerant. Also we ask that you do not overload the elevator cars. If there is a problem and you are stuck in between floors ring the alarm bell and know it takes about 15 minutes for the rescue team to get to you. Do not panic you will be helped.

Sauna: The wall in the men’s sauna was leaking into the gym. It was never installed properly. We have completed the repair and replaced the heat sensor. The sauna is open now and working properly.

Speeding in the Garage: A resident alerted us about certain people who park in the garage and speed. This is not the “Parker Plaza Speedway”, the speed limit is 5 mph. We are concerned that someone will be hurt. There are people walking through the garage who are infirmed and walk slowly. We installed additional speed bumps, a blinking signal and a slow down sign to remind residents to be careful and conform to the 5 mph speed limit.

Doors and Windows: Once again, it is imperative to always keep the windows and doors in the units closed. We introduce 38% moisture into our environment when doors and/or windows are left open. Moisture on marble floors is very dangerous. Also the possibility of mold and mildew forming exists when outdoor air is introduced into the building. This is very important, so please keep the windows and doors closed at all times.

Financial Status: We are experiencing serious and heavy maintenance defaults. To date this amounts to almost a quarter million dollars. If this condition cannot be improved we

may be faced with a deficit at the end of the year. I, with the Board of Directors approval, have taken the following steps: (1) The maintenance manpower staff will be reduced. This will slightly effect the wait time but not the quality of service to unit owners. Emergencies will be handled first, fast and completely before any other request. (2) Painting of the building will be moved to next year. (3) Non-common area repair charges will be increased by a small percentage. People ask how we can fund the various building projects which are underway. Much of the project money is coming from savings due to decreases in the following expenses and increase in revenue for the year:

Electric	\$120,000.00
Gas	40,000.00
Labor from maintenance staff decrease	125,000.00
Loan adjustment	89,846.80
Increase in parking revenue	7,500.00
Delinquent assessments collected	<u>20,000.00</u>
Total	\$402,346.80

Delinquent Maintenance Payments: Some residents have come to office to discuss their personal financial status with me. We are willing to work with those residents who are sincere about a payment schedule. So far we have collected approximately \$20,000 additional revenue from delinquent maintenance payments. There is still \$195,173.57 delinquent. Since we cannot operate the condo on “voodoo” economics we must makeup this money by years end. If we cannot make up this shortfall we may “possibly” and I say “possibly” have to impose an assessment which would be about \$400 to \$500 per unit. This of course will be our last resort.

Real Estate Rental: The space located behind the beauty salon has been vacant for almost a year now. We thought we would be having a convenience store in that space but the people interested never came back to sign a contract etc. In an effort to realize money from that space we are investigating the possibility of converting it into an apartment and renting it as living space. We are pricing out the cost of the conversion and will let you know what transpires.

During the quiet summer time we will probably not have formal board meetings but would call informational meetings when and if there is news to report regarding the criminal case, the conversion into living space of the back office and/or any other matters which could impact residents.

Open Discussion: The topics discussed involved Comcast and the boxes which they will distribute on June 9th from noon to 8pm. They will be in the lobby and all questions can be correctly answered at that time. Mr. Pinkus mentioned that this is not a great contract with Comcast, it benefits them more than us but the prior board was in a time crunch and had little choice other than accepting Comcast terms. The annunciator was also discussed and it was made clear that the annunciator speaks at a decibel pitch that could easily wake the dead much less a sleeping resident. Mr. Goran took the floor to announce that 85% of

the owners responded to the ballot about the sprinkler system. There were 444 votes to install sprinklers in the common areas only and 2 votes for installation into the units. Mr. Goran now considers the vote complete and only common elements will have sprinklers installed.

Mr. Kessler made a motion that the meeting be adjourned. The motion was seconded by Mr. Goran and passed unanimously. The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Sy Kessler
Secretary
Board of Directors