

# **Condominium of Parker Plaza Estates, Inc.**

## **Special Meeting of the Board of Directors**

**May 27, 2009**

**At 7:30 p.m. in the Plaza Room**

This meeting began with the introduction of Walter Philbrick, President of Intercept Investigative Agency, which is the new security company at Parker. Mr. Philbrick introduced one of his guards, John Sutherland, who was working at the pool gate to the beach on a very windy and overcast day recently when a juvenile caught John's attention and told him 2 women were drowning in the stormy sea. John, without any thought of personal danger, immediately swam out to the struggling women; one of them in her 80's and managed to bring them both to safety. This very dramatic story was followed by the presentation to John Sutherland of two \$50 gift certificates, one from Intercept and one from the Board at Parker Plaza. John received loud and enthusiastic applause for his heroism.

A few people from SunTrust Bank in Hallandale Beach, which is now one of our banks, gave a short presentation telling everyone that SunTrust is a solid bank and they are now giving new mortgages and would like to work with people from Parker.

Next there was a presentation and demonstration made by Aqua Save Products of the "flush choice" valve kit which has a dual flush, a half flush for liquids and a full flush for solid waste. We have been chosen by Hallandale Beach to receive this water savings device free, and this can be installed in all the toilets at Parker without charge. Unfortunately the newer one- piece toilets cannot be fitted with this device. A great deal of water which equals money will be saved once this device has been installed in the units. We are lucky to have this opportunity presented to us at no cost whatsoever.

The meeting was officially opened at 8:10 p.m. Roll call was made and all Board members were present.

President Don Pinkus presided. He covered the following subjects:

- Phase One through Three of the electrical upgrade is complete. It has been signed off with the City of Hallandale at a cost of \$96,002.41. We budgeted \$75,000 so we exceeded our budget by \$21,002.41.
- The generator upgrade is complete at a cost of approximately \$400.
- The cost of the building insurance is \$482,193.96 for 2009. This is \$12,160.06 higher than last year. This equates to about \$4000 increase in our directors and officers coverage and \$8000 for an increased value of our building.

- We have spent \$35,670.79 on legal expenses. To date we have collected \$14,231.16.
- We have installed three wireless portable cameras that record on CD in our stairwells, with a recording machine. These areas are being used by unit owners as bathrooms for their dogs. These people do not take the dogs out of the building for potty breaks. When anyone is detected doing this we will take legal action to remove the dog.
- The revised Rules and Regulations will be available for review and comments by unit owners. They will be voted on at the next meeting of the Board of Directors.
- To date, the new security company has been doing a super job. Most of the kinks have been worked out.
- Our quarterly maintenance payments are \$149,807.76 in arrears compared to \$238,317.82 for February 2009, thanks to Linda Shamlan. All delinquents are at the attorney's for collection. Once in collection the unit owner pays the attorney fees. \$113,770 was written off as "bad debts."
- Our maintenance collection policy is as follows:
  1. On the 11<sup>th</sup> day of the quarter when the maintenance is due, a late fee of \$25 is charged, and the attorney is instructed to send a demand letter, the cost of which is \$106 charged to the delinquent owner.
  2. After 30 days, the attorney is instructed to file a lien against the unit. The cost of \$377 plus interest and fees is now charged to the delinquent owner.
  3. 60 days after the lien is filed, the attorney is instructed to file foreclosure. The cost is approximately an additional \$3000 to \$4000.
- If you have a problem paying your maintenance and you wish to discuss this with the Board before it's due, come to the office and see me, or any board member and we'll try to work with you.
- There is \$150,000 of assessments due the Association and we have already written off \$113,000. **Does anyone have any suggestions as to where we should get this money?** If you do, come to the office and tell us.

With this portion of the special meeting over, the floor was open for discussion. Many subjects were discussed among them: the designated smoking area; the moving of chairs on the sun deck which block the walkway; many people not using the designated yellow towels; dogs being allowed to use the balcony as their "potty"; the flood zone insurance discount; mandatory arbitration for unit owners who disobey rules and regulations. Mr. Pinkus pointed out that it is 3% of the residents who cause 97% of the problems. At the end of this open discussion period Mr. Pinkus introduced Nancy Colicchio who asked to give a presentation to the unit owners regarding the video camera she has installed out side her front door which gives video footage of the front door and the hallway areas.

Special Meeting  
May 27, 2009  
Page 3.

She made an impassioned argument about safety issues in this time of the world where there are home invasions etc. She asked to be allowed to keep this camera in the hallway thereby making her an exception to the "Rule" in the condo documents which states that no alteration(s) can be made to common areas. After a lengthy discussion it was decided that if Ms. Colicchio can get a petition with 75% of the Association voting yes, she may then keep the camera installed outside her front door in the common area hallway.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Sy Kessler  
Secretary  
Board of Directors  
Parker Plaza Estates