

# Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive  
Hallandale Beach, Florida 33009  
Tel: (954) 458-5111 ~ Fax: (954) 458-3276  
Email: [office@parkerplaza.org](mailto:office@parkerplaza.org)  
[www.parkerplaza.org](http://www.parkerplaza.org)

## **Special Meeting of the Board of Directors Monday, May 30, 2017 at 1:00pm – Plaza Room Minutes**

### **Call to Order**

The meeting was called to order by President, Robert Perlman at 1:06pm.

### **Proof of Notice**

Properly posted.

### **Roll Call**

Robert Perlman, President  
Rosalie Caplan, Vice President  
Bertica Robinson, Secretary  
William Gennaro, Treasurer  
Robert Fisher, Director  
Linda Lustig, Director  
William Chaiken, Director  
Robertino Asaturyan, Director  
Not Present: Rosalie Caplan, Vice President

### **Approval of Insurance Coverage**

Robert Perlman opened up by stating there are two proposals for the renewal of insurance coverage; option one in the amount of \$488,902 and option two \$519,902.

Board discussion on the 2% hurricane deductible vs. 3% hurricane deductible.

Staying with the same current policy, would give an approximate savings of \$31,000.00.

Billy Chaiken asked about other bids on the insurance. Linda Lustig stated that in order get bids from other insurance companies, we would have to drop the current broker. We went out to Ray Harrison another broker, when Ray was given authorization to bid, our current broker was dropped. The situation was then rectified.

William Chaiken asked where are other bids from other agents. Linda Lustig and Robert Perlman stated in order to get bids, you have to change the broker of record. Robert Fisher stated you can obtain bids, but there is a limited market. William Chaiken asked why weren't there other bids from other agents, and did any other brokers attempt to get bids for Parker Plaza. Ray Harrison was noted as the only one who attempted to get bids for Parker Plaza. Robert Fisher stated that is how it is done – stay and get bids from the same agent and do not go out to get bids from other brokers, because there is a limited market.

Donald Pinkus motioned to vote for the 3% option of \$488,902.

Bertica Robinson seconded the motion.

4 Yes votes.

4 No votes.

1 Absent

The motion did not pass.

Robertino Asaturyan motioned to vote for the 2% option of \$519,902. This increased coverage is just \$1500 more than what we are currently paying.

William Chaiken seconded the motion.

5 Yes votes

3 No votes

1 Absent

The motion passed by 5 votes.

### **Construction**

Robert Perlman asked that Robertino Asaturyan and William Chaiken obtain bids for the east wall concrete repair and obtain them by June 14<sup>th</sup>.

Board discussion regarding the required repairs to the wall.

Linda Lustig asked who would be responsible for finding an engineer or architect? Robert Perlman asked that William Chaiken and Robertino Asaturyan take on this task.

Linda Lustig stated that the construction on the building is about an 18-month project. The wall itself can fit in any time during that period of time and whether it may or may not be Custom that does the work, but there is a process on what needs to be done, to get the plans together to then bid it out then be able to be in a position where we have the knowledge base to make the right decision.

Repairs to the wall is included in the non-emergency special assessment.

Robertino Asaturyan questioned what is the emergency to start on August 1. Robert Perlman said the one thing there is to do in a restricted time frame is the pool, even prior to doing the building. We would like to have it done prior to the snow birds coming back.

### **Review and Approval of Commercial Lease**

A new lease is being considered for a renter in our building. The renter must provide all necessary documents regarding the nature of his business.

Board discussion regarding the lease and renting the space to the new lessee or someone else.

Donald Pinkus motioned to rent the space to JBN/LAAD per the following:

1. Acceptance of a month to month lease in the amount of \$1,000 a month.
2. Hire a realtor and obtain a CMA (Competitive Market Analysis) of the property value.

Bertica Robinson seconded the motion.

All in favor

Motion passed unanimously by 8 votes.

Since it pertains to the construction contract, which is on the agenda, Linda Lustig discussed the addendum that the lawyer has created in regards to the Swaysland contract.

Discussion of the board.

Robert Perlman motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 2:30pm.