

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Monthly Board of Directors Meeting
Wednesday, June 17th, 2015
7:30 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:34 PM EST.

Notice of Meeting

Proper notice has been met for the requirements under Florida chapter 718, and the rules and regulations of Parker Plaza Estates.

Roll Call

Ramon Mejido – President
Jose Sardina – Vice President
Homero Duque – Secretary
Eberto Ortiz – Treasurer
Robert Fisher – Director
Alan Goran – Director (Absent)
Isaak Sher – Director
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

A quorum was established with eight directors present, and one absent.

Approval of previous meeting minutes:

- The January 21, 2015 minutes were corrected with an omission of the elevator cab interior vote.
- The Special meeting minutes for 2/25/15 were corrected to reflect the result of the vote for the transfer of portions of the special assessment account into and out of the Bank of America revolver account.
- The regular meeting minutes of 3/18/15 were corrected to reflect changes to the discussion of the parapet stucco repairs.
- The special meeting minutes of 5/13/15, were accepted as written.

- The special meeting minutes of 5/27/15, were accepted as written.

A motion was made by President, Ramon Mejido to accept and approve all the minutes as corrected and discussed above. The motion was seconded by Treasurer, Eberto Ortiz, and the motion passed unanimously.

President's Report:

President Ramon Mejido deferred his comments to the manager's report.

Treasurer's Report:

Treasurer, Eberto Ortiz gave the following report: The overall finances of the Association are sound and good. Income for the fiscal year to date is under budget by \$19,451, due to delinquent account and units in foreclosure. Expenses for this year, while the year to date expense numbers show us to be over budget by \$409,000 dollars, the fact of the matter is that there were many high dollar items that were not budgeted. They were:

- Elevators were expensed at \$389,773, but not budgeted
- FEMA Escrow account for the Engineer Study was expensed at \$50,000 dollars, but not budgeted
- Extra Flood insurance premiums of \$175,000, that were not budgeted were also expensed. However, we are hoping for a positive decision from FEMA on the flood zone changes to recoup some of that money going forward.

So the bottom line is currently, that operations were actually operating under budget by \$240,783 dollars year to date.

A motion was made by President Ramon Mejido to accept the treasurer's report, the motion was seconded by Vice President, Jose Sardina, and the motion passed unanimously.

New Business

Parking Policy and charges:

A discussion was held amongst the Board members, with input from the Property Manager, and residents in attendance at the meeting. After a discussion, the following adoption of rules, were agreed upon. These are to be posted with 14 day notice, and will be voted on at the next Board meeting. The points agreed upon are:

- *The cost of stickers will remain at \$3.00*
- *The cost of all parking is \$4.00 per day, but a \$3.00 sticker bought in advance can be used, resulting in a \$1.00 discount. These stickers can be given to security in advance, or vendors can pick up and then pay, or use sticker when checking out and obtaining their ID return.*

- *No special arrangements for Medical aids or health professionals, all must pay. Medical devices, equipment, oxygen, must pay.*
- *Realtors will be charged \$4.00, no short term allowance*
- *Free parking for: Newspaper, Post Office, UPS, Fedex, Comcast, TECO, AT&T, and the security company.*
- *Food, grocery and medicine delivery – off circle parking 15 minutes, or must get sticker or pay \$4.00.*
- *City, County and State officials and inspectors are allowed to park for free.*
- *Charity donations must park in street.*
- *No commercial vehicles parked on property after 5pm.*
- *No parking in circle except for loading and unloading, and for Valet parking.*

Security Camera and Access Control project approval:

Property manager, Bill Gilbert presented a comparison of three vendors for the Board to consider. A discussion between the board, the Property Manager, and residents in attendance occurred. After the discussion, the project was sent back to the manager for the purpose of exploring more options, and checking references and viewing options.

2015 Hurricane plan, charges for clearing balconies:

Property Manager, Bill Gilbert discussed the 2015 Hurricane information gathering letter that was sent to owners. In the letter was a section that refers to the existing rules, of charging a maintenance fee for removal of items from the balconies in the event of storms. A \$200 maintenance fee was requested to help insure that owners would take the necessary steps prior to leaving for the season, and remove items as the rules require.

A motion was made by President Ramon Mejido to accept the requested maintenance charge, and incorporate the wording into the rules and regulations 14 day notice that will be posted. The maintenance charge would then be approved as part of the rules and regulations, at the next regular Board meeting. The motion was seconded by Vice President, Jose Sardina, and passed by unanimous consent.

VOLO Village communication tool approval:

Property Manager, Bill Gilbert presented information concerning a communication tool for Condominiums, Volo Village. A discussion of the benefits and costs of the program at \$4.00 per unit, per year, was held.

A motion was made by President Ramon Mejido to accept the proposal for Volo Village for a one year trial at the rate of \$4.00 per unit. The motion was seconded by Member, Rosalie Caplan, and the motion passed by unanimous consent.

Natural Bulk Gas Approval:

Property Manager, Bill Gilbert presented a new bulk gas delivery agreement that would take the cost from .60 therm to .4845 per therm for a three year period. The saving would equal, based on usage, \$12,000 to \$18,000 per year on the cost of gas for the building.

A motion was made by Vice President Jose Sardina to accept the 3 year proposal from Infinite Energy at a price of .485 per therm. The motion was seconded by Treasurer, Eberto Ortiz, and the motion carried by unanimous consent.

Pet Policy:

Property Manager, Bill Gilbert held a brief conversation concerning the issue of Service animals and Comfort animals in the building. With recent Florida laws signed into effect as of 7/1/15 which make it a crime to misrepresent these pets, many Associations are adopting rules to help enforce existing restrictions on pets while taking into consideration the needs and rights of individuals. The Association Attorney is reviewing a policy, and the manager will bring it back for discussion at the July regular Board meeting.

Reserve Study and Insurance appraisal budgeting for next fiscal year:

Property Manager, Bill Gilbert requested permission from the Board to include in the 2015-2016 budget, the funding for a Reserve Study, and a new Insurance Appraisal. A discussion was held amongst the Board, the property manager, and residents in attendance.

A motion was made by President, Ramon Mejido, to allow the items to be budgeted, however the question of actually doing the reserve study, would be added to the annual meeting proxy questions, for a membership decision, along with the reserve funding question. The motion was seconded by Secretary, Homero Duque and was approved by a 7-1 vote, with member, Rosalie Caplan voting no.

Old Business:

Elevator Project status:

Property Manager, Bill Gilbert gave a brief summary of where the project stands, with the south side regular elevators being completed soon, the south side service elevator

being completed in September, and the entire project being completed by early January.

Manager's Report:

Property Manager, Bill Gilbert reported on the following items for his June report:

- Parking deck update. We are in the crack repair phase, once that is done, we will move to final grinding and re-stripe the lot.
- FEMA flood re-zoning. No updates other than the city has approved and the final plans are at FEMA for approval
- Back flow replacement for building on 6/24/15, and the water will be off for a good part of the day.
- Generator annual maintenance has been done on one generator and is scheduled for the second this week.
- Chillers maintenance and cleaning is scheduled for 6/18/15
- Meeting with Park One Valet to discuss hospitality training and uniforms was held last week.
- Have had 4 coffee with the manager dates, a huge success and a lot of great information and conversations.
- 4th of July on the pool deck with have added security for Friday-Saturday-Sunday with association wristbands.
- Employee safety and Illness manuals have been completed and we are implementing monthly meetings and training.
- A new phone call in system was discussed with the Board

Committee Reports:

Events Committee: Chairperson, Olga Mikhaylov spoke about the 4th of July event that will include entertainment, 50/50 raffle, and food provided by the Beach Café.

Grievance Committee: Property Manager, Bill Gilbert gave a brief summary for the committee of their meeting the week prior. The rules and regulations are being reviewed and discussed and the results of their suggestions will be presented to the Board for discussion and approval.

Next Meeting Date: Wednesday, July 15, 2015

Motion to adjourn: *A motion to adjourn was made by Treasurer, Eberto Ortiz, and was seconded by member Rosalie Caplan and approved by unanimous consent.*

The meeting adjourned at 10:27 pm EST.