

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
www.parkerplaza.org

Meeting of the Board of Directors Wednesday, June 21, 2017 at 7:30pm Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:31PM.

Roll Call

Robert Perlman, President
Rosalie Caplan, Vice President
Bertica Robinson, Secretary
William Gennaro, Treasurer
Linda Lustig, Director
Robert Fisher, Director
William Chaiken, Director
Donald Pinkus, Director
On the Phone: Robertino Asaturyan, Director

Proof of Notice

Properly posted.

Robert Perlman asked for a motion to approve the minutes of May 24, 2017.

Bertica Robinson motioned to approve the minutes.

Linda Lustig seconded the motion.

All in favor say ay.

William Chaiken requested for an addition to the minutes.

The minutes were approved unanimously based on the addition.

Treasurer's Report for May presented by William Gennaro:

Income \$8,632.00

Budget: \$12,193.00

Year to Date

Income: \$3,666,587.00

Budget: \$3,681,652.00

Under Budget by \$15,065.00

MTD Actual- \$531,978 over budget by \$3,526.00

MTD Budget-\$528,453.00

Year to Date Expenses

YTD Actual- \$2,991,384.00 under budget by \$352,009.00

YTD Budget-\$3,343,393.00

Operating Account: \$483,874.00

Payroll: \$37,666.00

Money Market: \$63,760.00

Special Assessment Fund for the elevators: \$195,071.00

New Special Assessment Fund: \$25,000.00 to \$30,000.00

Delinquencies:

\$7,346.00 (3 units are delinquent; 1 is in foreclosure)

Outstanding Legal cases: \$68,000.00

\$6,000.00

Outstanding Non-Legal Receivables: \$15,000.00 (late fees, fines, storage units, misc.)

Total Outstanding Receivables: \$89,208.00

Secretary's Report

Bertica Robinson presented.

Committee Report

Betty Gennaro presented.

Old Business

Robert Perlman opened up by stating that the employee handbook was updated for both hourly and salaried employees. The board has interviewed and will continue to conduct interviews for a property manager. Rosalie Caplan further stated that there will be a discussion and recommendations to research for a management company for the building.

Sherwin Williams and Benjamin Moore paints are being considered. Sherwin Williams has a new product, Emerald, which is a better quality of paint and comes with a 12 year warranty. The consensus is the contractor use the Sherwin Williams Emerald paint.

The pool restoration project will be a separate contract from the building restoration project. We will meet with companies and obtain samples of various materials.

Update on Atlantic Broadband

Atlantic Broadband will be running the lines and testing. On June 26th, they will be taking orders for any additional services (internet, phone, extra channel line-up). The installation of the boxes will begin on Wednesday, July 5. The association will reimburse unit owners the retail rate for cable at the rate of \$3.45/day.

Update on Construction Project

Robert Perlman asked that the board set up a closed meeting next week with the attorney, the contractor and the engineer.

New Business

Project List

Robert Perlman explained the board meets to discuss various projects.

Revisit Condo Lawyer

Rosalie Caplan stated that board members wanted to revisit other law firms, and may look into using other condo lawyers. Robert Perlman further stated that our current contracts lawyer is superb in contracts, another specializes in condominium law while other law firms specialize in collections.

Elevator Refinishing Consideration and Vote on a Proposal

Robert Perlman stated that there is a proposal to refinish the elevators from Southeastern metal for about \$11,650.00. Two more bids are required.

It was stated that housekeeping and valet should use the service elevators along with the contractors.

Washing Machines

Robert Perlman began by stating that Coinmach offered to replace all the washers with top loaders. William Chaiken explained that they would bring in new top loaders at no additional cost and with no extension to the current contract.

William Chaiken motioned to obtain new top loaders contingent upon lawyer review of the contract.

Linda Lustig seconded the motion.

All in favor say ay.

The motion passed unanimously.

Commercial Lease #101

The association was approached by a resident, Evgenii Kuptov, to rent commercial space #101. The lease would be a month to month lease at \$1,200.00 a month. After board discussion, it was not clear as to what the nature of the business would be. Robertino Asaturyan further stated that the business is not clear and the resident may use the space to sublease and feels we should put the space on the market and lease it for more.

Robertino Asaturyan motioned that commercial unit space #101 not be rented to Evgenii Kuptov.

Bertica Robinson seconded the motion.

All in favor say ay.

The motion passed unanimously, and space #101 will not be rented to Evgenii Kuptov.

Adjournment

Bertica Robinson motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 8:44pm.

Good and Welfare