

Parker Plaza Estates, Inc. Condominium Association

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Meeting of the Board of Directors Wednesday, June 22, 2016 Minutes

Call to Order

The meeting was called to order by President Ramon Mejido at 7:35 p.m.

Roll Call Present-

Arlene Lippel- Director
Rosalie Caplan- Vice President
William Gennaro - Treasurer
Ramon Mejido- President
Robert Perlman- Secretary
Linda Lustig- Director
Bertica Robinson- Director
Robert Fisher- Director
Simon Sherman- Director “speaker phone”

Proof of Notice- Properly posted

Reading of Minutes (May 18, 2016 Meeting) - Tabled until the next meeting.

Approval of minutes (May 18, 2016 Meeting) - Tabled until the next meeting.

Reports:

President’s Report-Ramon announced the hiring of the new Property Manager, Andrea Stonom, LCAM

Treasurers Report-

- William Gennaro stated the May financial report:
 - Income- MTD Actual-\$10,955.00 under budget by \$2,795.00
MTD Budget-\$13,750.00
YTD Actual- \$3,682,997.00 under budget by \$18,857.00
YTD Budget-\$3,701,855.00
 - Expenses-MTD Actual-\$507,758.00 under budget by \$23,433.00
MTD Budget-\$531,191.00
YTD Actual- \$3,449,173.00 over budget by \$84,705.00

YTD Budget-\$3,364,468.00

Bank Account Balance-Operating Accts- \$348,122.00

Payroll- \$13,691.00

Money Market- \$399,342.00

Special Assessment-\$351,138.00

Escrow Accts-Total=\$767,607.00

Delinquencies as of May 2016= **\$85,018.00** which includes unpaid maintenance or fees and fines. (Non legal case totaling \$13,352.00.

YTD Write off of Bad debt=\$79,876.00

Secretary's Report- Robert Perlman asked for a moment of silence for Mr. Daniel Levine of u#1016.

He then discussed new renters to Parker Plaza:

#1001 -rent for \$1450.00

#1027- rent for \$2500.00

#1112- rent for \$2625.00

#1222- rent for \$2400.00

#1911- rent for \$1500.00

Old Business-

- **Cable television Q&A discussion with Comcast and Atlantic Broadband-**Presentation by Ian from Comcast. During presentation, Ian informed Board that if Parker Plaza's wiring system needed to be updated, the cost would come from Comcast directly. Technicians from Comcast would come in and do the assessments as needed. Service Level of Comcast was questioned by a Board Member. The concern was whether or not Comcast would respond to service calls within twenty-four hours and if so, what potential charges would there be. Ian suggested putting in a clause for Service Level in the contract for negotiation. He also mentioned "locking in" pricing so it would not go up by more than three percent over the contract term. Internet was discussed as being a charge outside the maintenance fee. TIVO program would not be offered to customers without Comcast internet. Atlantic Broadband answered concerns from the Board about customer complaints (some members saw many negative reviews online), the Representative informed them that most of those complaints were resolved within twenty-four hours. Price comparisons were made between the two providers.
- **Communicating with Out-of-Towners** – It was agreed that communication systems would be set up for residents that do not reside at Parker Plaza during this time of year since it was only fair that they should know of events happening at the building.
- **New Barbecue Grills** – Two new barbecue grills were set up. Property Manager was responsible for finding fair priced gas companies and received two quotes. A "fair" price was found at \$5,995 dollars. Motion was passed to accept the pricing and enter into a contract.
- **Gas Updates** – Property Manager mentioned that the updates might not be complete until July 30th as it takes a couple of hours to complete per each unit. Several lines had already been completed.
- **Recycling** – Plans were made for a recycling program/bin. It would be able to recycle: paper, glass and plastic. Cardboard would still be handled by maintenance and the recycling system would be in both north and south towers in locations that would not be detrimental to the building. Property Manager explained cancellation clause with recycling contract. If the program was not working well, it would not

be difficult to exit. It was agreed that signs and emails would be set up to announce the program. **Motion was passed to accept the proposed recycling program.**

- **Elevators** – Elevator Inspector asked that repairs to the elevators be made or else, the building would be fined \$1000.00 per elevator for the violations after sixty days. Austin Air Conditioning was a company that offered to take on the project. **The repairs would be to widen certain openings in the elevators since through regulations, they need to be about 3ft in diameter. \$15,847.00 would be the cost of the overall contract for repairs. In the event of fire, it would be a safety hazard to keep the elevators “as is” since flames would be able to travel up the shafts and into units.** The Inspector informed Property Manager that if work permits were set up with the “intent to repair” no fines would be issued. Motion passed to begin project upon receiving and agreeing on the final form contract. Decision unanimous.

New Business

- **White House Flown Flag Order** – An American flag, sized at 12X8 (White House Size) was proposed. Discussions were made as to sizing and pole height due to reasoning that it will have to be flown at half-mast.
- **Plumbing Repairs Contract** – Lone Star Plumbing Company offered contract for project due to the necessity for repairing current building issues with leakage, water flow and moisture. Property Manager informed the Board that are not “luxury” upgrades but required repairs since as time goes by, inspections will not be passed by the building. \$19,770 was the price proposed for repairs and won amongst other vendors who offered quotes. Motion passed to accept Lone Star’s bid with repair of BBQ sink added.
- **Plaza and Terrace Room Rental Policy** – Director Linda Lustig proposed that reservation deposits be raised from \$100.00 to \$200.00. It was proposed that a service fee be added under the Plaza Room contract due to expenses incurred for setting up and then cleaning up the room as well as general wear and tear. \$100.00 was the proposed fee. Motion requested to instate a service fee. Unanimous decision.
- **Plaza, Terrace and Billiard Room Design** – Discussions were made to improve the design of Parker Plaza Terrace, Plaza, and Billiard Rooms. No agreement was reached.
- **Beach Chair Purchase from Neighbor Property** – Plans for beach chair purchase rejected.
- **Fire Sprinkler Tie-in to Units** – Fifty-one percent of Parker Plaza residents (about 266 unit owners) would have to vote against retrofitting in order to forego the project as dictated by Broward County. Different ways of contacting all residents were planned out with suggestions to send messages both electronically and hand-delivery.

Recreation Facilities Committee-

- **Gym relocation discussion-** Upgrades to the gym were discussed including rubber flooring for better comfort during work-out sessions and stretching classes. **A storage unit was considered as a massage area. \$11,000 was the quoted estimated price for gym upgrades. Motion was made to approve the proposed amount with the clause that if a better price was offered for the flooring, it would be accepted. Motion passed.**

Adjournment @ 10:36 p.m.

