

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

Special/ Informational Meeting of the Board of Directors

July 1, 2010

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

**Call to Order:**

Don Pinkus, President of the Board called the meeting to order at 7:30 p.m.

**Roll Call:**

Members present: Don Pinkus, Sy Kessler, Herb Shamlan, Alan Goran, Bob Fisher, Carmine Tufano and Manny Lagonikos

Absent were: Johnny Pekats and Homero Duque.

Mr. Pinkus took the floor. The sole basis for this meeting is to inform owners about “Distressed Condominium Relief Act, Senate Bill 1196 and the impact it will have on all of us. The bill is effective today, July 1<sup>st</sup>. After perusing this bill the board will vote on its adoption. In order to help keep our delinquent unit owners current, the following steps will be voted on:

To adopt all provisions of SB 1196 pertaining to the operation of the condominium

The following two are detailed:

1. If a unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the association directly. When the delinquency is paid in full the unit owner will receive the balance, if any.
2. Unit owners behind in maintenance fees 90 days or more may now be banned from non-essential common areas, including community pools and club houses. Delinquent owners will also be disqualified from board elections or voting on matters that require a membership vote.

Mr. Pinkus continued: “ Now the legislature has finally given us teeth in collecting money owed.” Presently we are sitting on \$228,000 in money owed to us from maintenance and work done in units. We have between 18 to 20 units in foreclosure and approximately 80 units are not paid up. If we don’t improve our situation by the end of the fiscal year (September 30<sup>th</sup>) we may be forced to impose a small assessment to make up this deficit. We have 4 months to go until the end of the fiscal year and things can change. The problem lies in the fact that we are not over spending but under collecting. People asked questions regarding the meaning of certain parts of SB1196. Mr. Pinkus asked for a motion to adopt SB 1196, Mr. Kessler made the motion; it was seconded and passed unanimously by the 7 members of the board present at the meeting.

To enforce these new rules we will use a group of portable cameras which we already own. Any infraction will be litigated through our lawyers at the offender's expense. Security will monitor the cameras – they will be given a list of delinquent units. Also we can de-activate the fobs. According to the law we need to give offenders one warning and on the second infraction it is considered trespassing and then it becomes a crime. Someone asked about collecting rent from tenants whose owners are delinquent and Mr. Pinkus explained that if the tenant refuses to pay the rent to the association they can within 30 days be evicted.

Mr. Kessler reiterated that finally we have recourse and those who not paying their share can be dealt with in meaningful ways.

A motion was then made by Mr. Shamlian to adjourn the meeting – it was seconded and passed unanimously.

Respectfully submitted,

Sy Kessler  
Secretary  
Board of Directors  
Parker Plaza Estates