

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Monthly Board of Directors Meeting
Wednesday, July 15th, 2015
7:30 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:31 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
Isaak Sher – Director
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

A quorum was established with all nine directors present.

Approval of previous meeting minutes:

The minutes for 6/17/15 were sent back for correction on the non-binding votes that were taken on the Healthcare parking issues. The minutes will be approved at the August 2015 meeting.

President's Report:

President Ramon Mejido deferred his comments to the manager's report and the content of the agenda to cover the issues that need to be discussed.

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 \$14,358 due to delinquent account and units in foreclosure. Expenses, while the year to date numbers show us over budget by \$462,292 dollars, the fact of the matter is that there were many high dollar items that were not budgeted. They were:

- Elevators were expensed at \$400,926, 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 \$163,634 dollars year to date. This is with making the initial down payment of the insurance, plus the first month payment.

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

New Projector for Movie nights:

The property manager discussed his research in the types of projectors and what would work best for this venue. A discussion of the previous projector and the suggested replacement for the cost of \$1,500.00 (including cables and mounting) was agreed upon.

A motion was made by President Ramon Mejido to approve the purchase of the new projector at a cost of \$1,500. The motion was seconded by Vice President, Jose Sardina, and the motion passed unanimously.

Pool Towel Rental Procedures:

A discussion was held on the possible new procedures for renting pool towels. After a discussion and a few suggestions, the form was sent back to the manager for changes. The final version with the changes will be discussed at the August, 2015 meeting.

Use of Security/Maintenance for key/door control access:

A discussion was held to discuss the proper use of the emergency keys retained by the Association. These keys are to access units in an emergency situation only. However, many owners have used the keys for allowing services, guests, and vendors into their units when they are not in residence. This process will be discontinued. The owners will be sent a letter (with the budget mailing and the annual mailing) informing them that the only use of the keys held by the Association will be for emergency use only. No keys will be released or used for any other purpose, other than the Association needing to gain access for maintenance or emergency issues. The Association will suggest the use of "condo watchers" to check on units or allow entry of vendors, cleaning services, etc. Security will not help with access to the units going forward. Any approved by the owners to gain access to their units, must be provided a key by the owner in advance.

Project List Update:

A brief discussion of the ongoing Association projects was held. The water heater replacement project has been completed. The elevator modernization is nearing completion for the two main cab elevators on the south side, as we have called for inspection this week. The service elevator on the south side should be completed by the end of September, with all work then going to the north side with a completion date scheduled for February of 2016. Parking deck progress was discussed and the cracks will be filled and repaired this following week and then the walls painted, the lines painted and then the project should be completed for now. No painting of the deck will occur at this time.

Old 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 vendor 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.*
- *A one hour grace period will be allowed for all services using Valet for parking. This does **not include** vendor parking.*
- *Realtors can use valet and receive the one hour grace period, but cannot park in the valet circle or the ramps.*

- *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 pick up, 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 four vendors for the Board to consider. A discussion between the board, the Property Manager, and residents in attendance occurred. After the discussion the Board instructed the Manager to continue negotiations of a contract with Tirone Data, and a special meeting will be called to approve when ready.

Adoption of \$200 maintenance charge to remove items from balconies in the case of severe weather:

The adoption of an amount to charge for this maintenance service was posted with a 14 day notice and will be adopted as part of the emergency preparations plan for the building in the event of a named storm.

A motion was made by President Ramon Mejido to accept the adoption of a \$200 fee as the amount the unit owners will be charged, per the rules and regulations, under the section of units, item #6. This will occur in any major named storm regardless of the ultimate path of the storm, if the items are not removed within 48 hours of the projected impact. The motion was seconded by Vice President Jose Sardina, and the motion passed unanimously.

Review of the Pet Policy for Service Animals and Comfort Animals:

A discussion was held on the updated letters and rules, as outlined by the Association's attorney. These changes, and the proposed letter will be posted on the bulletin boards, emailed and included in the budget mailing to alert owners of the policy enforcement. The rules have been in place since 2013, however the wording did not meet the legal requirements under federal and state law. These corrections have fixed that issue. The rule changes and letter format will be formally approved at the September, 2015 Board of Directors meeting.

Manager's Report:

Music for lobby and pool:

The music device for both was damaged by lightning a few weeks back. There has been a debate since that time about those owners who want music, and those that do not. After a discussion, it was decided that music would only be provided at the pool area, and not in the lobby.

Realtor Request:

A request was made to the Board by a realtor representing unit #523 who wanted to do a lease purchase for the unit. The previous tenant broke the lease early and the owner was requesting an exception to rent more than once in any 12 month period. The request was denied.

Large event, child's party on pool deck:

A request was made by the owner in unit #1614 to hold a large party on the pool deck on August 17th from 3-7 pm. This would be a child's birthday party. The Board rejected the request as we don't rent out events on the pool deck.

Labor Day coverage and Security:

A discussion was held on if we needed to have the extra security and wristbands for the Labor Day weekend. After a discussion, it was decided to not staff the event or do special coverages.

Next Door 2080:

A request from 2080 next door was made to the manager for them to use our gym. The building next door had some insurance issues and/or liability issues and their gym is currently closed. The request was rejected by the Board.

Use of Security/Maintenance for Medical/Personal needs:

A discussion was held in the use of employees, to give aid and assistance, to unit owners that have medical conditions or issues. It was agreed upon that in all cases, employees or contracted employees are not to perform or give any assistance to any person at Parker Plaza. In all cases, 911 is to be contacted if assistance is needed.

A discussion of two amendments that Robert Fisher suggested be added to the annual mailing for proxy questions:

- Should the by-laws be amended as proposed to require that no one has the authority to bind the Association without a board vote, at a duly noticed meeting and recorded in the minutes, that authorizes entry into any new or renewal contract for five thousand dollars (\$5,000) or more.
- Should the by-laws be amended as proposed to require that if at the annual meeting there is an election for the Board of Directors, the Association's attorney or an election monitor as defined in Florida Statute 718.5012(9), shall be present to conduct and facilitate said meeting.

The discussion was tabled so that the manager could check the documents for procedures and to bring back at a later date.

Committee Reports:

Events Committee: Chairperson, Olga Mikhaylov reviewed the successful 4th of July event and thanked everyone for their participation.

Grievance Committee: Chairperson, Arlene Lippel reviewed the meetings of late, and the process of going through the rules and regulations. She reminded everyone that the meetings are open to the owners for participation.

Next Meeting Date: Wednesday, August 19, 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 9:47 pm EST.