

Condominium Association of Parker Plaza Estates, Inc.

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Meeting of the Board of Directors Wednesday, July 19, 2017 at 7:32pm Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:32pm.

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
Not Present: Robertino Asaturyan, Director

Proof of Notice

Properly posted.

Robert Perlman asked for a motion to approve the minutes of June 21, 2017.

Rosalie Caplan seconded the motion.

All in favor say ay.

The minutes were approved by 8 votes.

Treasurer's Report for May presented by William Gennaro:

Income: \$8,472.00

Budget: \$12,193.00

Year to Date

Income: \$3,695,059.00

Budget: \$3,693,845.00

Under Budget by \$18,785.00

MTD Actual- \$295,893.00 under budget by \$50,237.00

MTD Budget-\$346,130.00

Year to Date Expenses

YTD Actual- \$3,287,277.00 under budget by \$402,246.00

YTD Budget-\$3,689,523.00

Operating Account: \$183,650.00

Payroll: \$36,005.00

Money Market: \$63,761.00

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

New Special Assessment Fund: \$315,507.00

Delinquencies:

\$75,640.00 (2 units in foreclosure that owe an excess of \$4,000)

Outstanding Legal cases: \$68,317.00

Outstanding Non-Legal Receivables: \$ 3,560.00 (late fees, fines, storage units, misc.)

Committee Report

Getta Yurovitsky presented.

Secretary's Report

Bertica Robinson presented.

Old Business

President Report

Robert Perlman opened the meeting by discussing the number of illegal renters and advertising. He asks that unit owners be aware and report

Robert Perlman began by saying that they are interviewing for a property manager and are also looking into the top three (3) management companies in the Florida area. They did provide a lot of information regarding running the building and would work within the budget. All the board members except for one were present at all the meetings.

Rosalie Caplan added that property management companies bring a lot to the table with technology and make sure employees are doing the best job they can and they would not let go of any of the employees, unless they find in time that employees are not doing a good job and have a manager to walk the property and ensure work orders are completed. The board will talk to buildings that have switched from self-managed to a management company. We do need to have a professional manager.

We just completed 8 days of going from Comcast to Atlantic Broadband (ABB). Residents have stated that the installation personnel were extremely courteous and were very pleased with the installation. ABB provide residents with VIP representative telephone numbers for the course of two (2) years. Regarding the financial aspect, Comcast's cost was \$18,500.00/month and ABB is \$16,300.00/month, giving us significant savings. Residents that have dropped off their Comcast bill to the office are now being reimbursed and checks are being distributed.

Review Pool Bids and Possible Vote

Robert Perlman stated that Bertica Robinson has worked and put in a lot of hours to give you a report on the pool construction aspect. There was \$100,000 in the budget and \$156,000 in the assessment for a total of \$256,000.00.

Bertica Robinson took the floor. Bertica stated that Custom Group, who is doing the construction, has agreed to do the concrete repair of the pool. Another company will be chosen to do the finish. Bertica presented the board with the separate cost proposals for the pool concrete repair she prepared from Custom Group, Essig Pools, Picture Perfect and ZTI. Custom Group came in lowest for the concrete repair of the pool project.

Robert Perlman stated that the reason Custom Group came in lowest, was that they are not charging for the removal of the tiles, coping, etc. and will be here under their permits to do the building and all mobilization, dumpsters, etc. are no additional cost.

There was board discussion.

Robert Perlman presented a sample of the tiles for the pool, and stated that based on a new law, the tiles that are too dark cannot be used. He presented Pebble Tech and Diamond Brite Brilliance (with specs of glass) and are being presented next week on Wednesday.

There was board and resident discussion, questions and answers.

New Business

Approve of Signage of Custom Group based upon revision from the lawyer

William Chaiken presented a new company he looked into for doing the pool finish with pebble tech. Robert Perlman stated that this new bid would hold if it was decided to choose the pebble tech finish and further stated that there would be a discussion at next Wednesday's meeting.

Robert Perlman stated that Custom Group has signed the contract for the concrete restoration project. Paint renderings will be placed for residents to look at and give their input so it will help the board make a decision on the building color.

Robert Perlman asked for a motion to allow the officers of the board to sign the contract with Custom Group.

Linda Lustig motioned to sign the Custom Group contract.

Bertica Robinson seconded the motion.

All in favor say ay.

The motion passed by 8 votes.

Discussion of Removal of all Balcony Tiles

Robert Perlman addressed that there were discussions regarding removing the tiles on balconies whether they required them or not. Robert Perlman asked for discussion of the board on their thoughts on having some tiles removed and other tiles not removed.

There was board discussion.

There will be no change to the decision that was previously voted, which was to have all the tiles removed. The balconies are a limited common area.

Discussion of Budget for Chillers

Robert Perlman began by stating that the chillers are being serviced often. The board met with Carrier and Trane and the cost range was \$600,000.00 to \$700,000.00 and looked into Lease to Purchase with a program to finance the chillers.

Discussion of Premier Elevator Contract

Robert Perlman stated that he along with other board members are going to meet with Premier Elevator regarding all the times the elevators are down and all the times they come in to service them. Engineering companies that service our type of elevators were called in to inspect the elevators, and report any and all problems. The inspector reports are not back yet, but when they are, we will be able to inform the residents.

Discussion of New Top Loader Washers Addendum Vote

William Chaiken stated that Coinmach had agreed to give us new top loaders with no extension to the contract and no additional cost. There is an addendum that our lawyer drew up, and we are working on the addendum to the contract so that it states no extension to the contract and no additional cost for the new washers.

Good and Welfare

Adjournment

Linda Lustig motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 9:03pm.