

Parker Plaza Estates, Inc. Condominium Association

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Meeting of the Board of Directors Wednesday, July 20, 2016 Minutes

Call to Order

The meeting was called to order by President Ramon Mejido at 7:31PM.

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 (June 22, 2016 Meeting) – Reading of minutes waived.

Approval of minutes (June 22, 2016 Meeting) – Minutes approved unanimously.

Reports:

President’s Report- President Ramon Mejido reported that candidates are still being interviewed for the Property Manager position. It is the board’s desire to find not only a capable person, but the right fit for Parker Plaza. The president also discussed current problems with the elevator system in the building.

Treasurers Report-

- William Gennaro stated the June financial report:
Income- MTD Actual-\$9320.05 under budget by \$4,429.93
MTD Budget-\$13,749.98
YTD Actual- \$3,682,997.00 under budget by \$147915.05

YTD Budget-\$3,712,777.52

Expenses-MTD Actual-\$411,512.62 over budget by \$63,209.63

MTD Budget-\$348,309.99

YTD Actual- \$3,860,692.57 over budget by \$147,915.05

YTD Budget-\$3,712,777.52

Bank Account Balance - Operating Accts: -\$78,770.94

Payroll- \$46,713.35

Money Market- \$99,350.53

Special Assessment-\$349,703.75

Escrow Accts-Total=\$770,538.22

Delinquencies as of June 2016 = **\$93,665.80** which includes unpaid maintenance or fees and fines.

Legal Unit 609 -\$67,566.67

Legal Unit 1214-\$17,800.83

Non-Legal-\$8298.00

Total: \$93,665.80

YTD Write off of Bad debt=\$21,450.00

Secretary's Report- Secretary Robert Perlman reported new buyers and renters.

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#312-bought for \$412,000.00

#726- bought for \$329,000.00

#1022-bought for \$325,000.00

#503-bought for \$205,000.00

#1026-rent for \$1950.00

#1111-rent for \$1700.00

#1916-rent for \$1500.00

#1601-rent for \$1600.00

#1207-rent for \$2200.00

#1027-rent for \$2500.00

Old Business-

- **Voting on New Cable & Television Contract**

Comparisons made on the proposals from Comcast and Atlantic Broadband by Robert Perlman and Bertica Robinson. Bob Perlman made a motion to accept the Atlantic Broadband offer subject to an agreeable contract, motion was seconded by Bertica Robinson. Consequently, the Board voted to accept the Atlantic Broadband offer with eight members voting "yes" and one member voting "no." The final contract between Parker Plaza and Atlantic Broadband will be reviewed by all members of the Board and Parka Plaza's attorney in order to confirm that all promised services, installation, and commitments will be honored accordingly.

- **Rules and Regulations – Delay of Vote**

The proposed “Rules and Regulations” which were updated by the Board for the 2016 year is available and will be available to residents through the Parker Plaza website for review. The Board will allow thirty days for comments/suggestions before the final approval.

New Business-

- **Creating New Transponder/Gate Access Sticker Income for 2017 Budget**

The proposal to create a new transponder/gate access sticker at a charge of \$5.00 per transponder was rejected.

- **Cool Breeze Contract Approval**

Motion was made by Bertica Robinson and seconded by William Gennard to renew the present contract with Cool Breeze at a 3.5% increase.

- **Balcony Violation Unit #1616**

The board recommended fining unit #1616 at the cost of \$100.00 due to their being in direct violation of Parker Plaza Rules & Regulations pertaining to storing items in the balcony. The Grievance Committee will meet to make the final decision on whether or not a fine will be applied.

- **Elevator Update/Malfunctioning Elevators/Review**

President Ramon instructed the Treasurer to cease payments to Premier Elevators until the current elevator issues are satisfactorily solved.

- **Fire Sprinklers**

President Ramon announced that we were in the process of waiving requirements of retro-fitting condo units for fire sprinklers.

- **Gas Repair Update/Cost to Residents**

Ramon gave an update on the Gas Project and stated that it was almost complete. All units have gas and no further issues have been reported. As to the overall cost of the project, it is at \$416,662 as June 30, 2016. The total cost includes: “Around-the-Clock Gas Contractor,” extra Security Guards from Elite, as well as Parker Plaza Maintenance Personnel who assisted with the project.

Adjournment @ 9:45PM