

Meeting of the Board of Directors
July 23, 2014
7:30 P.M. - The Plaza Room

Call to Order

Meeting was called to order by Acting President/Vice President, Jose Sardiña at 7:30 P.M.

Roll Call

Jose Sardiña, Alan Goran, Isaak Sher, Bill Gennaro, Robert Fisher, Ramón Mejido, Homero Duque. Johnny Pekats was not present.

Reading/ Approval of Minutes

A motion to waive the reading of the minutes was made by Alan Goran and seconded by Ramón Mejido. The motion passes unanimously.

Approval of Minutes

The minutes of the prior meeting were unanimously approved.

Election of New Member to the Board of Directors

Anatoly Yurovitsky was nominated by Ramón Mejido to fill the vacancy on the Board of Directors. The motion was seconded by Isaak Sher. The motion passed unanimously. Mr. Yurovitsky then joined the rest of the present Board members for the duration of the meeting.

Election of New President of the Board of Directors

Jose Sardiña nominated Ramón Mejido to fill the position of President. The nomination was seconded Robert Fisher. The nomination was accepted unanimously.

REPORTS:**Treasurer's Report**

Bill Gennaro proceeded to provide a detailed report of the Association's finances, in which no significant issues of concern were reported.

JUNE 2014**Income:**

Income received JUNE	\$61,150.00
Budget JUNE	<u>\$22,975.00</u>
Over budget by	\$38,175.00
YTD (Oct. 1, 2013 to JUNE 30, 2014)	\$3,788,277.00
YTD Budget	<u>\$3,733,680.00</u>
Over budget by	\$54,597.00 or 1.5%

Expenses:

Expenses JUNE	\$458,416.00
Budget JUNE	<u>\$329,703.00</u>
Over budget by	\$128,713.00
YTD (Oct. 1, 2013 to JUNE 30, 2014)	\$3,952,948.00
YTD Budget	<u>\$3,734,430.00</u>
Over budget by	\$218,518.00 or 5.8%

Comparison Income to Expenses:

YTD Actual Income	\$3,788,277.00
YTD Actual Expenses	<u>\$3,952,948.00</u>
(Difference)	-\$164,671.00

YTD (Oct. 1, 2013 to JUNE 30, 2014):

Expenses exceeded income by 164,671 or 4.3%

Delinquencies (Oct. 1, 2013 to JUNE 30, 2014):

Total Delinquencies	\$179,266.00
Maintenance fees	\$54,897.00

Bad Debt. Write Off (Oct. 1, 2013 to JUNE 30, 2014):

Write Off	\$44,047.00
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Bank Funds as of 6-30-2014:

Operating Accounts	\$374,372.00
Recovery Money Accounts	\$1,195,995.00
Escrow Accounts	\$509,941.00

Screening of Sales and Leases

<u>Buyers:</u>		<u>Purchase Price:</u>
Unit 317	Purchased by: Mark Gindin (Old Owners: Michelle Trembley)	\$179,300
Unit 1119	Purchased by: Sergey & Tatiana Golikova (Old Owners: Morris & Emma Tseitlin)	\$450,000
Unit 1809	Purchased by: Micheal & Emily Durakovsky (Old Owners: Serge & Manon Savard)	\$385,000

<u>Renters:</u>	<u>Renter's Name(s)</u>	<u>Move-In Date</u>
Unit 403	Jeffrey & Iving Itzocovitch	6/01/2014
Unit 412	Rosa & Prieto Gigantino	5/31/2014
Unit 425	Vayner Yevgeniya	6/01/2014
Unit 602	Jodi Lee Grace	6/02/2014
Unit1823	Gustavo Perez & Jenny Ledesma	5/23/2014

Pool

No members of the Pool Committee were present, so no report from the pool committee was heard. Mr. Mejido did report that we have had several incidents of excrement discovered in the pool in the recent weeks and asked for the Unit Owners' cooperation and assistance in preventing and/or report any further incidents.

Landscape

No members of the Landscape Committee were present and no report was made at this meeting.

Special Events

Betty Gennaro reported that the 4th of July went well with a minimum of issues and without the need for much additional security staff over the weekend. No other events are planned between now and the next anticipated Board meeting.

Advisory Committee

There was no report from the Advisory Committee.

Grievance

There was nothing to report from the Grievance Committee.

In Memoriam

A moment of silence was observed for our following neighbors who passed away since the last Board meeting:

- Harry Lerner Unit:1714
- Weller Goldman (Renter since 2005) Unit: 522

Old Business

Update of Elevator Modernization Project

The owners were advised that we will be undertaking a major elevator modernization project and the reason why it is necessary. Robert Fisher went through an explanation of the scope of the project, including the job the Elevator Consultant has done, the preparation of the RFPs, and the time frame and method of how the bids will be accepted.

New Business

Human Resource Committee- Hiring of Office Administrator

Mayra Mejido, Chair of the HR Committee, explained the work the committee is doing, including the progress on the resumes received and the pre-screening of candidates. Discussion was had with the Board and Committee chair regarding the need for the person who fills this role to be a more proactive administrator which will help alleviate the Board from the day-to-day responsibilities of running Parker Plaza.

Discussion- Replacement of the Security Camera System

It was announced that we will soon be addressing the woefully inadequate security surveillance system which is in place. Some of the shortcomings were discussed, including limited recording time, lack of coverage in certain areas, and less than desired resolution of the images captured by our current system.

Repair and Painting of Roof Parapet

The owners heard an explanation about the repair work being done to certain areas of the building, but especially the Parapet, due to deteriorating stucco which is at times crumbling and in need of repair and painting.

Discussion- New Carpet, Dance Floor and Stage for the Plaza Room

The remodeling of the Plaza Room was announced as an upcoming project. The owners were asked to submit any suggestions or comments which they had.

Adjournment

A motion was made by Alan Goran and seconded by Homero Duque to adjourn the meeting. The meeting was adjourned at 9:10 P.M.