

**Meeting of the Board of Directors  
July 25, 2012  
7:30 P.M. - The Plaza Room**

**Call To Order**

Meeting was called to order by Acting President Barry Lustig (Vice-President)  
At 7:30 P.M

**Roll Call**

Alan Goran, Barry Lustig, Homero Duque, Bill Gennaro, Jose Sardina and  
Don Pinkus

**Reading/ Approval of Minutes**

Waived.

Minutes from the previous meeting were approved.

**Death Notices:**

Unit 1506	Sally Bach	May 24, 2012
Unit 907	Mario Amestoy	June 2012
Unit 402	Josephine Ellison	July 6, 2012

## Treasurers Report

### A. Income Received

June Income	44,712.90
June Budget	32,382.41

Actual income exceeded budget by 12,331

YTD Income (9 mo)	3,532,510.94
YTD Budget (9 mo)	3,549,531.69

Actual income was under budget by 17,021 or 0.47 %

### B. Expenses

Total Expenses - June	457,669.88
Budget ----- June	377,434.10

Actual expenses were over budget by 80,236 or 21.2 %

YTD Expenses (9 mo)	3,700,977.49
YTD Budget (9 mo)	3,550,906.90

Actual YTD expenses were over budget by 150,071.00 or 4.2 %

**There are currently 7 foreclosures. The building now owns 2 units... 317 and 1008, but there are mortgages against them. We are not paying the mortgages or taxes, but we have the units rented so we can recapture the unpaid maintenance. There are three more units that we will more than likely get title to, but they will also have mortgages. We shall rent them and recover as much money as we can before the banks foreclose. We are sand-bagging the banks the same way they did it to us for 18 months or more. We anticipate recapturing a portion of the fund we had to write-off due to the banks tactics. If the banks foreclose on the Association, we will let them have the units.**

**There are 15 units that have not paid their July maintenance yet.**

**We have just rented Unit 2222.**

## Sales / Rentals

#1405	Sale	\$285,000.00	Casey Bernard
#601	Lease		Luis Mancipe
#601	Sale	\$159,900.00	Tania Alfonsi & Daniele Alfonsi
#1221	Sale	\$385,000.00	Peter & Magdalena Zickerman
#2103	Lease		Ivan Nevidom & Ganna Gorbachuk
#404	Sale	\$180,000.00	Eduard Abramov & Nellya Ishakova
#1423	Sale	\$325,000.00	Giovanna Adornato
#1718	Lease		Donna Isidora
#1903	Lease		Ekterina Plemyanicheva & Eugeny Kovtunenکو
#602	Lease		Albert Treyuus
#1508	Sale	\$275,000.00	Sam & Elizabeth Fishman
#2222	Lease		Robert Greenley/Nasser Keshmiri

## Budget Committee

Will be meeting on Monday July 30, 2012 at 7:30pm in the Plaza Room.  
Everyone is invited to attend.

## New Business

### Election of New President

**Don Pinkus has resigned from the Office of President but has remained on the Board. Barry Lustig has been Acting President. We must now confirm him or elect a new President. Barry Lustic was nominated as President by Homero Duque and Alan Goran second the motion.**

**Barry Lustig was elected as the new President.**

**A new Vice President will be elected when the board is all present.**

## **Election of New Board Member**

The Board member Walter Philbrick who was added to the Board on June 4 resigned on June 22, 2012 which left an opening on the Board. We are now accepting nominations for a Board Member. Armando Leyva was nomination by Homero Duque and Alan Goran second the motion.

Armando Leyva was elected as a new board member.

## **Proposed Rule Change**

The proposed rule change is as follows:

**“A unit owner may appeal with cause one late fee which has been charged to their account because of a late payment. To appeal this late fee a written request must be completed within 15 days of the late fee posting to their account.**

**The Board will accept the application and review the unit owner’s payment record for the previous 36 calendar months. (There must be 36 months previous payment history.) If all payments during that period were made on time, and the unit owner is in otherwise good standing, the Board may waive the late fee, but not remove from the ledger the notation of a late payment. In no case does this waiver of the late fee apply to interest charges, court costs, attorney’s fees or any other charges associated with any past due amount nor will it stop or postpone any collection efforts being made to collect any past due amounts owed on this account.”**

**Motion for the new rule was made by Alan Goran, and Homero Duque second the motion.**

**Late fee waiver request forms will be available in the office.**

## **Presidents Report**

I would like to thank Robert Fisher once again for his knowledge, proficiency, dedication, and effort and time that he has contributed in order to complete the major projects at Parker Plaza.

## **LANDSCAPING**

I am pleased to have our new our Landscaping committee which consists of Manny Lagonikos and Jose Sardina. They are now the liaison between the Property Manager's office and the Landscaping Company. Their job is to make sure the Landscaping crew knows exactly what we expect, and also to improve the look of Parker Plaza's grounds with the proper flowers and greenery. We expect you to see a visible change in the appearance of our property shortly.

## **Parking Control**

Another reminder that the board of directors has reviewed all 560 parking space assignments listed on the property deeds, parking roster and registered parking space swaps. We are still finding some unit owners that are using parking spaces that they are not entitled to occupy. Now that the review process has been completed we will advise unit owners if they are not parking where they belong. We cannot allow people to return home to find that someone has illegally parked in their space. It is simply not fair.

Also, it is your responsibility to make sure that you have a red numbered parking space sticker affixed to your rear window. Shortly, security will begin checking the space number where your car is parked against the number on the red decal.

## **Emergency Generator Project**

The new emergency generator is installed and is operational. The unit is able to run two elevators, hallway lights, hot and cold water and all our emergency systems.

## **Air Conditioning Project**

We are being proactive and not reactive to the chillers that air condition our building. After 42 years they need to be replaced. We have just received from the engineer final plans on the Air Conditioning project. So far we know the approximate price of appropriate replacement chiller units. Now that we have plans which detail the entire scope of the Air Conditioning project, we can put the entire project out to bid and apply for permits. The Air Conditioning project really consists of more than just the Chiller replacement. It is really a completely new Air Conditioning system for the building. There are additional pumps, plumbing, and also equipment on the roof which are included and will be replaced or upgraded. Essentially this will be a complete replacement of the Air Conditioning equipment, except for the blower assemblies, and those will be upgraded with electronically operated valves instead of the antiquated valves that operate with air pressure.

Remember, just like cars have radically changed, and become more dependable and more economical to operate, so have Air Conditioning systems. As part of this Air Conditioning project there will be savings on electric, as well as significant savings on our electric and gas bills and far lower bills on Maintenance and Service.

One of the by-products of cooling with water is the release of heat. This new system will be capturing this free heat and will re-route it to use it to heat the water in the pool which is currently being done by using heat generated by our gas operated water heaters. The heat from the A/C system should be sufficient to heat the pool on all but the coldest winter days, when the existing water heating system will make up the difference. Also by reusing this excess heat we will be installing an air reheat dehumidifying system which of course, will dehumidify the air in our hallways. This dehumidified air also reaches the air handlers in our apartments and will help to keep the air in the whole building drier. Drier air in the hallways means that the hallways will not have to be kept as cold, and the building will feel more comfortable.

**We will save both the money spent on gas, and many hours of wear and tear on the water heaters. The chiller brand we are interested in only makes modern, clean, dependable and energy efficient models. The model we are specifically interested in uses 2 compressors per unit instead of one, so on 2 chillers, we can run 1, 2, 3, or 4 compressors depending on the season, or the load, or if chiller should need service, it can still run using one compressor.**

**When we have bids for the entire project, and are fully informed of the costs of this project, we will again advise you. It is the Boards desire, first and foremost, to properly maintain the building, but not spend recklessly or waste your money.**

## **Elevators**

**We are very aware of the problems with the elevators, particularly with the South elevators. Last week the owner of our Elevator Company came into our office to go over the problems we are having.**

**I know it's hard to listen to but our elevators are also over 40 years old. The problem is, when an electronic circuit board is giving trouble to the elevator system or simply burns out, Schindler Elevator the elevator manufacturer was shipping the repair company a new board to slip in. Over the years the manufacturer's boards have undergone electronic revisions which unfortunately do not play nicely when they are installed in our elevators, and they repeatedly burn out or fail to repair the problem.**

**The solution to this problem therefore is for the elevator service company to remove the defective board and send it out to be repaired. This unfortunately takes 2 to 3 days, but when the repair is done, the board works as soon as it's reinstalled.**

**As of 2 PM today all South elevators are working properly, and 2 elevators out of 3 are working on the North side. Parts arrived for the third elevator on the North side and the elevator repair man was installing it.**

## **Main Sewer Line: North Side**

We have a break in the 40 year old North side sewer main which runs in the ground from near the elevator lobby in the garage out to the curb to a manhole which is where it ties into the city's sewer mains. It has already allowed sewage to enter our garage, when the City's pumping station failed, which is how we discovered this hidden break.

It is not a situation that can wait to be repaired. We are actively talking to engineers who are advising us on how best to make the repair, as it could involve digging up several trenches in the garage as well as replacing all of this length of pipe. As soon as we have these Engineers reports, we will draw plans and get our permits to begin the repair.

## **Hallway Ceiling Holes and Sprinkler Pipes**

We are working with our fire sprinkler and alarm companies to complete their installations and final inspections so that we can begin to repair the square holes in our hallways. Immediately after that, we begin the process of having plans drawn for the soffits to conceal the pipes. Then we can bid the job out and commence work.

Right now we are arguing with the Fire Alarm Company over being additionally charged for work done as an add-on which is clearly shown in the plans as work to be done by them.

## **Security**

Several Months back, Intercept Security put us in a situation where they were in violation of their contract with Parker Plaza. Don Pinkus, acting in accordance with the terms of our contract gave them 30 days' notice that we were terminating the contract. The Board immediately began interviewing Security Companies. After weeks of interviewing, we selected our new company: US Security. We began planning for an orderly transition.



**On Sunday July 1<sup>st</sup>, Intercept sent us an e-Mail with a new contract. The e-Mail also stated that unless we signed the brand new contract immediately, they would be pulling all their men and equipment out of the building Tuesday night at 11:59 PM. We, of course did not see this e-Mail until Monday morning at 10 AM. We immediately called US Security and told them to get here quickly. Their response was massive, correct and quick. They sent a team to interview, photograph and fingerprint our men, qualify them, hire them, and get them all in uniform by early evening. They ordered a new golf cart for the man, which was delivered on July 4<sup>th</sup>, a holiday.**

**As of right now, the security team and security in general is being studied to make improvements. The security men are still operating using the old post instructions. The instructions are being reviewed and we will be sure to have a professional, polite and safe building. US Security has a marked car stop during every shift to ensure the men are being properly supervised and there have been no incidents. Security Guards are the same men that we had.**

## **Roof Top**

**Since the night of July 4, people have decided that our roof top is a fun observation deck. Nothing can be further from the truth. The roof is covered with a thin waterproof covering which is easily damaged and will cause leaks if damaged. There are also small vents which can be trip hazards. Being on the roof is extremely dangerous and is forbidden.**

**It is not a public access common area. Entering upon the roof is trespassing. Parker Plaza will prosecute trespassers to the fullest extent of the law. Parker Plaza will be putting alarms on the roof top doors.**

## **Questions and Answer**

**Q: Bird situation in the garage, where they are nesting?**

**A: In the next few weeks the Board will be checking the garage to see what is needed to take care of the situation.**

Q: Complaint, over the weekends about people coming to Parker Plaza with a lot of people and coolers coming through the lobby. They stop at the Security desk and Security calls the owners and the owners do not come down but are allowed to come through the lobby. Parker Plaza is being treated as a weekend hotel.

A: The Board is having discussions with Security and we will be getting tighter Visitor control.

Q: Are there any rules on how many visitor a unit owner can have?

A: No. The board cannot put a limit on how many visitors an owner can have. The unit owner is responsible for their guest.

The Board is working with the new Security Company with concerns for the residents. They will introduce themselves to the residents in the near future when most people are back at Parker Plaza.

Q: Advisory Committee will be meeting in the middle of August; they would like to meet with the Security Company about concerns during the Holidays.

A: Yes they will be able to talk with the new Security Company. The Security Company calls every day and asks if there are any concerns.

Q: Is Security going to keep driving around the (Rover) in the Garage.

A: Yes, there will be an electronic device that Security will have to swipe a device hourly in certain areas.

Q: Is Security supposed to escort the unit owners to the door?

A: No, because then the next person would say that there is no Security by the entrance gate. In the near future we will have photo id of non-residents in the building, at no cost to the unit owners.

Q: What is going on about the repairs to the pool?

A: The pool is being looked at by Engineers at this time. We want to do the correct repairs to the pool.

Q: Are their Rules and Regulations of the people working in the building using the facilities?

A: There is a person who works in the building that has friends that live in the building. The unit owner invites her to spend the day with them. She is a guest at this time.

Q: What about the pool office being used for friends to store their chairs and coolers.

A: This problem was resolved and no one can use the pool office to store anything. This has been forbidden.

Q: What is going on with the Sauna/Stream room?

A: We are working with an Engineer to test the room. We are looking at different areas. We have 45 projects going on in this building and this is just one of many. We had several emergency issues, a broken chiller and a broken sewage pipe.

## Motion to Adjourn

Motion to adjourn meeting by Board Member Alan Goran, and was second by Homero Duque

## Meeting Adjourned

Meeting was adjourned at 8:20pm