

**Meeting of the Board of Directors
August 15, 2012
7:30 P.M. - The Plaza Room**

Call to Order

Meeting was called to order by President Barry Lustig at 7:30 P.M

Roll Call

Alan Goran, Barry Lustig, Homero Duque, Bill Gennaro, and Armando Leyva

Reading/ Approval of Minutes

Waived.

Minutes from the previous meeting were approved.

Treasurers Report

A. Income Received

July Income	1,114,298.74
July Budget	1,118,412.41
Under Budget by 4,114 or 0.4 %	
YTD Income (10 mo)	4,646,809.68
YTD Budget (10 mo)	4,667,944.10
Under Budget by 21,135 or 0.5 %	

B. Expenses

Total Expenses – July	531,188.53
July Budget	427,184.10
Over Budget by 104,004 or 24.3 %	
YTD Expense (10 mo)	4,232,166.02
YTD Budget (10 mo)	3,978,091.00
Over Budget by 254,075 or 6.38 %	

C. Income vs. Expenses

Income for (10 mo) exceeds expenses by 414,693.00

D. Delinquencies:

There are 15 units that have not paid their July 1 maintenance fee.
Total amount of delinquent maintenance = 30,763

E. Foreclosures / legal action.

There are (4) units in either foreclosure or some legal action. The legal action is handled by our Attorney. All correspondence, payment of fees, and negotiations must be through our Attorney. We generally get updates as to the status of these units.

F. Units owned by Parker Plaza

Parker Plaza still owns unit 1008, but it has a bank mortgage. The unit needs extensive repairs before it can be rented. Units 317, 925, 1108, and 1624 were recently sold. We will receive all outstanding maintenance fees, legal fees, and fines when sales are complete.

Screening Committee

Sales / Rentals

Sales:

#925	Sale Polina Tsilla	\$155,000.00
#1509	Sale Sam & Elizabeth Fishman	\$275,000.00
#1803	Sale Simon & Madeleine Adbissidan	\$200,000.00

Total of 3 Sales

Lease:

None

Landscaping Committee

Nothing to Report:

Grievance Committee

Nothing to Report:

In Memoriam

Nothing to Report:

New Business

Budget Committee consists of the following members: Boris Moroz, Bernice Neft, Don Pinkus, Bill Gennaro and Angela DiGiovanni.

Proposed Budget

Condominium Association of Parker Plaza Estates, Inc 2012-2013 Proposed Budget

REVENUE	FY 2011-2012	FY 2012-2013
Maintenance Income	4,344,120.00	4,344,308.00
Rollover Acct Money Market	105,000.00	0.00
Legal/ Lien Fees	57,000.00	57,000.00
Special Assessment Recovery	0.00	1,520.00
Storage	37,400.00	37,000.00
Rentals-101/102/103/317/1108	33,060.00	35,000.00
Late Fees	4,968.00	10,000.00
FOBS (Medeco) Keys	13,564.00	5,000.00
Parking - Contractor	17,453.00	13,000.00
Parking - Valet	24,384.00	25,000.00
Parking - Tickets	25,000.00	25,000.00
Parking - Monthly	25,500.00	30,000.00
Repairs/Emergency/Clean up	0.00	14,380.00
NSF Fees Recovered	540.00	500.00
Condo Docs	500.00	700.00

Copies/Fax/Stamps	1,099.00	1,000.00
Application Fees	7,050.00	7,000.00
Elevator Fees	240.00	500.00
Estoppel	5,700.00	7,000.00
Laundry Income	11,600.00	12,500.00
Recovered Bad Debt	0.00	80,000.00
Recovered Income	10,000.00	0.00
Interest Income	3,331.00	3,000.00
Misc. Income-Fines, Plaza Room Rentals	5,200.00	3,800.00
TOTAL COLLECTED REVENUE	4,732,709.00	4,713,208.00
EXPENSES		
ADMINISTRATIVE		
Accounting	22,000.00	38,000.00
Annual Fee - DBPR	2,100.00	2,800.00
Application / Screening - Unit	4,000.00	4,000.00
Bad Debt/ Write Offs	90,000.00	70,000.00
Bank Charges	500.00	2,000.00
Election Expenses	0.00	5,000.00
Employee Gas	1,000.00	800.00
Insurance-All Risk	712,223.00	802,338.65
Insurance-Claims Deductible	2,000.00	2,000.00
Legal-Unit Owner Fees	0.00	60,000.00
Legal-Non Recoverable Fees	0.00	500.00
Legal- Recoverable Attorney Fee	84,000.00	47,000.00
Licenses, Fees & Permits	5,000.00	5,000.00
Maint Fees - Units104/1624	18,000.00	18,000.00
Misc. Office Soft	5,000.00	5,000.00
New Hire Fees	400.00	5,000.00
Maint Fee Unit#317 &1108	0.00	17,000.00
Office Expense Kitchen	2,000.00	2,500.00
Office Expenses Hard Goods	10,000.00	15,188.00
Office Expense - Computers	3,000.00	6,000.00
ADMINISTRATIVE EXPENSES -Continued	FY 2011-2012	FY 2012-2013
Postage & Delivery	6,000.00	3,800.00
Taxes (709/1725/Laundry)	5,500.00	2,400.00
Parker Owned Unit Expenses	10,000.00	2,500.00
Walkie-Talkies/Radios	2,000.00	2,000.00
TOTAL ADMINISTRATIVE	984,723.00	1,118,826.65
BUILDING MAINTENANCE		
Cleaning Supplies - Chemicals	2,500.00	2,500.00
Cleaning Supplies - Paper	2,000.00	1,250.00
Compactor Containers	0.00	2,500.00
Compactors	4,000.00	1,500.00

Compactor Repairs	0.00	1,500.00
Electrical Room	5,000.00	2,500.00
Fire Alarm System	400.00	900.00
Gym Maintenance	4,000.00	3,600.00
Pool Expense-Large Equipment	18,000.00	18,000.00
Pool Chemicals	0.00	13,528.00
Pool Towel Expense	0.00	500.00
Pool Repairs	0.00	25,000.00
Pool Equipment Expense	0.00	750.00
Pool Furniture /Umbrellas	0.00	3,500.00
Elevator Repair (begin use 10/09)	17,000.00	17,000.00
Chiller Repair	0.00	20,000.00
Landscaping	0.00	4,000.00
Uniforms	500.00	700.00
Unit Trash Bags	4,000.00	0.00
Parts & Supplies-Misc	52,000.00	50,000.00
Parts & Supplies-FOB	0.00	500.00
Parts & Supplies-Transponders	0.00	500.00
Labor Contract-Electrical	0.00	2,500.00
Labor Contract-Gate & Arm Repairs	0.00	1,500.00
Labor Contract-FOB	0.00	1,500.00
Labor Contract - Misc	100,000.00	66,000.00
Labor Contract - Pool/Contr/Maint	0.00	400.00
Supplies-Plumbing	0.00	500.00
TOTAL BUILDING MAINTENANCE	209,400.00	242,628.00
FIXED CONTRACTS		
Chillers Contract	24,114.00	6,000.00
Elevator Contract	28,800.00	28,800.00
Copier/Rental	4,800.00	6,500.00
Fire Alarm	1,000.00	1,000.00
Housekeeping Contract	132,000.00	132,000.00
Landscaping Contract	16,000.00	15,000.00
Maintenance/Pool Contract	166,000.00	240,000.00
Pest Control	4,500.00	4,500.00
Phone Insurance Toshiba	1,500.00	1,500.00
Security Contract	270,000.00	332,000.00
Valet Contract	146,000.00	146,000.00
Waste Removal Contract	59,628.00	60,000.00
Water Treatment Contract	4,800.00	4,800.00
TOTAL FIXED CONTRACTS	859,142.00	978,100.00
SPECIAL PROJECTS		
	FY 2011-2012	FY 2012-2013
Electric Revision	5,000.00	8,000.00
Fire Sprinkler Project	150,000.00	0.00

Non-Contracted Supervisory Service	30,000.00	5,000.00
Repair Concrete on Building Walls	20,000.00	20,000.00
Chiller Replacement	160,009.00	0.00
Pool Deck Repair	50,000.00	15,689.35
Rear Parking Lot Repair	0.00	20,000.00
Cameras	0.00	10,000.00
Roof Repair	7,500.00	7,500.00
S/A Bad Debt	0.00	1,520.00
TOTAL SPECIAL PROJECTS	422,509.00	87,709.35
UTILITIES		
Cable	173,300.00	175,000.00
Electricity	380,000.00	330,000.00
Gas	50,000.00	40,000.00
Gas Transportation	20,000.00	20,000.00
Telephone	5,200.00	5,200.00
Water & Sewer	390,000.00	390,000.00
TOTAL UTILITIES	1,018,500.00	960,200.00
PAYROLL, TAXES, BENEFITS		
Workmen's Comp	16,000.00	16,000.00
P/R Administration/Office	140,000.00	170,000.00
P/R Housekeeping	21,840.00	22,000.00
P/R Maintenance	40,560.00	105,000.00
P/R Pool	48,000.00	40,000.00
P/R Contractor Inspector	30,680.00	30,000.00
Employee Health	26,715.00	20,000.00
Holiday Gift Fund	9,000.00	8,000.00
Special Events Fund	6,240.00	8,000.00
P/R Tax - Fica	17,000.00	30,000.00
P/R Tax Medicare	1,100.00	2,500.00
P/R Tax Futa	15,000.00	2,000.00
P/R Tax Suta	2,300.00	9,000.00
TOTAL PAYROLL, TAXES, BENEFITS	374,435.00	462,500.00
LOAN PAYMENT BANCO POPULAR (P&I)		
Interest/Principal 11 Million Loan	764,000.00	763,244.00
Loan from PP Recovery Acct	100,000.00	100,000.00
TOTAL PAYMENT	864,000.00	863,244.00
TOTAL EXPENSES	4,732,709.00	4,713,208.00
SUMMARY		
TOTAL ADMINISTRATIVE	984,723.00	1,118,826.65
TOTAL BUILDING MAINTENANCE	209,400.00	242,628.00
TOTAL FIXED CONTRACTS	859,142.00	978,100.00
TOTAL SPECIAL PROJECTS	422,509.00	87,709.35

TOTAL UTILITIES	1,018,500.00	960,200.00
TOTAL PAYROLL,TAXES,BENEFITS	374,435.00	462,500.00
TOTAL LOAN PAYMENT	864,000.00	863,244.00
GRAND TOTAL	4,732,709.00	4,713,208.00

Budget: Before us is the Budget for next year. At this time we need approval to mail the Budget to all residents. The budget is approved by a majority vote and will be mailed.

Open Discussion of the Banco Popular Loan

Everything from this point on regarding the loan is an open discussion, and an open exchange of information and ideas. I have been asked to discuss the Banco Popular loan that we must deal with.

The Banco Popular loan runs until 2035. Currently we are paying them \$763,244 a year... of that payment amount, \$220,000 is applied to the principal and \$543,238 is an interest payment only. We are currently paying them an interest rate of 5.375%. We believe that in 3 years, in 2015 at the anniversary of the loan, the interest rates will increase, because interest rates are now at historically low rates.

On this loan which originally started as an \$ 11,000,000 loan, we have paid off \$ 1,141,445 of principal over the last 7 1/2 years.

The way the loan is constructed, every 5th year anniversary of the loan we are allowed to pay off the loan with no prepayment penalty. Of course, we are allowed to pay off the loan at any time, but if we pay it off on a date which is not the 5 year anniversary, we must pay an additional 3.5% interest penalty.

It is obvious that we at Parker Plaza could save \$ 5,630,000 if we paid off the loan on the next 5th year anniversary which is in 2015. In order to do that, we would have to pay the Bank \$ 9,062,000 at that time.

If we were to pay the loan off in full at that time it would mean that each unit's share of the loan over each of the next 3 years would be \$ 5,800 per year to save that money up. After 3 years of saving, the loan would be paid

in full, our monthly maintenance will drop, and we would begin saving the \$5,630,000 we would have paid in interest to Banco Popular over the years. This \$5,630,000 is real money we will be keeping in our pockets.

Having heard all of this, we are interested in your opinions and thoughts. It's a big undertaking, are we interested in doing this?

Resident had a discussion on this loan and was very upset.

Presidents Report

Air Conditioning Project

Plans have been drawn, and permits have been applied for as per the plans that have been drawn by the engineer. We will be receiving bids to supply and install the equipment from vendors starting the beginning of September. At that time we will review the bids to "value engineer" the project. Value engineering is the term used in comparing each part of the project with its cost and its return on investment to double check to see if alternate methods could possibly be used to save money.

Elevators

We are very aware of the problems with the elevators, particularly with the south elevators, which get used more frequently to move freight.

The elevators are 40 years old. The last month has been particularly hard on us with all of the stoppages and breakdowns on the south elevators. We have received one bid so far to renew the elevators with all new electronics up in the elevator room on the roof, re-cabling and replacement of all worn parts on the cars. This also includes new call buttons on each landing and rewiring the cabs.

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.

There is a relatively new technology in use around the country that is called pipe relining which is far less intrusive and much faster than re-piping. It also has the benefit of having a longer life span than a new pipe. We are looking into this solution also and will make a decision on which method to use before our next meeting.

Hallway Ceiling Holes and Sprinkler Pipes

We are working with our fire sprinkler and fire alarm companies to complete their installations and get 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.

Roof Top

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.

Mens Steam Room and Sauna

I am pleased to report that **BOTH** the men's saunas, the wet and the dry, have been repaired and are in service again.

Rear Parking Lot

Armando has been investigating new lighting for the rear parking lot which is approved for use in areas next to beaches so as not to interfere with the turtles. Today we met with an environmental specialist who will be telling us which type of light fixtures and/or bulbs will meet our needs for safety and the turtles needs for privacy.

Additionally, we are making plans to remove the chipped red patterned concrete and smooth the surface and paint it.

Visitors Pets

Just a reminder... Parker Plaza is a no pet building. Guests of residents are not permitted to bring pets.

Motion to Adjourn

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

Meeting Adjourned

Time was not recorded.