

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Tel: (954) 458-5111 ~ Fax: (954) 458-3276
Email: office@parkerplaza.org
www.parkerplaza.org

Meeting of the Board of Directors Wednesday, August 16, 2017 at 7:31pm Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:31pm.

Roll Call

Robert Perlman, President
Bertica Robinson, Secretary
William Gennaro, Treasurer
Robertino Asaturyan, Director
William Chaiken, Director
Robert Fisher, Director
Linda Lustig, Director
Donald Pinkus, Director
On the phone: Rosalie Caplan, Vice President

Proof of Notice

Properly posted.

Committee Report

No Report.

Old Business None

New Business

President Report

Robert Perlman opened the meeting by reporting that the phase of the pool and the concrete restoration will start simultaneously. The goal to finish the pool is November 10. He then stated that Robert Fisher would introduce our guests tonight.

Presentation by Custom Group, Swaysland

Robert Fisher introduced Evan Swaysland of Swaysland Engineering, Alan Mosher, President of Custom Group and Felix Bueno, Project Coordinator.

Evan of Swaysland Engineering presented and stated the construction would be starting soon. Scaffolds will be placed and work will be done in a vertical fashion (top to bottom). While construction is going on, you will not have access to your balcony. He asked that residents remove all items from balconies. The time frame on work of the balconies will be based on the work required for each balcony.

Question/Answer session.

Alan Mosher, President of Custom Group took the floor and introduced Felix Bueno. Felix Bueno is the Project Coordinator that will be on site during the concrete project. A hurricane protection plan is in place. There will be a crew of 24 men and 12 swing stations. Every precaution will be taken to ensure everyone's safety. Regarding the time frame for balcony repairs, each drop may take 30 to 45 days or more if required.

Robert Perlman stated that once the permits are in, Custom Group will start taking out the coping on the pool and begin the concrete preparation for the pool. Then, Brilliant Blue will come in to resurface the pool and the pool ladders will be replaced, which must be under the new compliance code. The goal is to have the pool done by November 10. While the pool is closed, 25 chair lounges will be down by the ocean.

Robert Perlman stated that there will updates on the construction project posted in the community channel. On a weekly basis, some of the members of the board will meet with the construction crew to obtain updates. For residents that are not in the building that have items on their balcony, maintenance along with security will follow the hurricane procedure.

Treasurer's Report for July presented by William Gennaro:

The Actual was under budget by \$6,283.00 primarily due to several units that are in foreclosure and are not paying their maintenance fee.

Year to Date Income

Under Budget by \$25,069.00

Year to Date Expenses

YTD Expenses: \$489,011.00

Under budget by \$86,766.00

This is due to savings from insurance, cable and the waste management program. This surplus may be carried over into the next fiscal year, and we are showing that in our next fiscal budget.

Operating Account: Over \$1 million

Payroll: \$83,819.00

Special Assessment Fund for the elevators: \$195,070.00

Delinquencies:

\$7,223.00 (2 units in foreclosure)

Outstanding Legal cases: \$68,317.00

New Special Assessment Fund Total Collected: \$1,300,000.00

(55 units have not paid)

Furthermore, tomorrow, the office will be mailing out the proposed budget for the new fiscal year tomorrow. There is no increase in the maintenance fee.

Robert Perlman stated that in the new projected budget there may be an approximate savings total of \$700,000. In addition, in this calendar year, we will receive \$130,000 from Atlantic Broadband as a door fee, which will add to our fund, and we will be able to do more repairs to the building and a good portion of that money may be allocated for new chillers, without being an encumbrance to the association financially. Regarding the elevators, we are currently holding \$195,000. Our lawyers are in contact with the owner of Premier Elevator, and they will not see any of the monies, until the elevators are repaired according to the specifications as per the original contract. Specifically, a Westinghouse railing was used instead of the Gall railing, which they now must replace, which will make the elevators run a lot better.

Approval to Mail the Proposed Budget to Owners

At this point, Robert Perlman asked for a motion to mail the proposed budget.

Linda Lustig motioned to mail the proposed budget.

Donald Pinkus seconded the motion.

Roll Call

The motion passed unanimously.

Secretary's Report

Bertica Robinson presented.

Vote on Mechanical Engineer Proposal for the Chillers

Robert Perlman stated that an engineer came in to discuss the three (3) types of chillers being considered. He came back with a proposal of \$7,500.00.

Linda Lustig explained that the engineer is able to take the exact location of our building and with the year, he is able to retrofit a year's worth of weather condition, to understand the degree of the type of capacity that we would need to chill our building. He is able to also determine the best type of chiller that most efficiently and effectively taking into consideration the kind of air ducts we currently have and basic infrastructure already in place. As a second phase, he would be able to apply this knowledge to determine whether or not we should be paying a premium on the best type of chiller or fine with a different type of chiller structure. We would receive a full report and recommendation.

Robert Perlman further stated that the warranty on the chillers is 5, 7 or 10 years and 2 to 5 being on service. The longevity would be 25 to 30 years. After a brief board discussion, Robert Perlman moved to hold to vote on the proposal until further information is obtained. All board members were in agreement.

Good and Welfare

Adjournment

Linda Lustig motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 8:31pm.