

Meeting of the Board of Directors
August 17, 2011
7:30 p.m. in the Plaza Room

Call to Order:

Don Pinkus called meeting to order at 7:30 p.m.

Roll Call:

Present were: Don Pinkus, Sy Kessler, Alan Goran, Herb Shamlan, Robert Fisher, and Barry Lustig.

Absent were: Manny Langonikos, Johnny Pekats, and Homero Duque.

Service within The Units:

Visham Persad and Bob Southard Jr., presented the terms of a potential contract for Parker Plaza Estates unit owners. Unfortunately Parker Plaza will not be able to offer these services any longer. After calculating the reduced amount of expense in connection with the elimination of this service, we will reduce the amount of maintenance quarterly by \$62.50 (or \$250.00 per year). There are companies that specialize in this type of service, we have contacted them and have all the information from them for your inspection and consideration. Our property manager has information as to their names, phone number and pamphlets about the companies. You may use any licensed and insured contractor you wish.

Don Pinkus, President, explained to the owners that effective in the near future, our maintenance department will no longer be doing repairs or maintenance in any apartment because it is required that they have to be licensed and approved by the city and county. We will take care of all emergency situations that may come up i.e. shutting off water, electric power, and help clean up, etc.

Therefore, all owners will have to choose any company that offers this service. Visham Persad and Bob Southard Jr. of Total Appliance made a presentation giving a list of all of their services and costs. Several of our residents use Total and are very happy with their services. Unit owners are free to choose any company as long as they are licensed and approved. Total will be coming to our building to meet with the owners in about 2 weeks. You will find that the cost of the services ranges \$250 per year.

This service is a wash and does not cost you any more than you are already paying. The choice is yours.

Screening Committee:

Nothing to report

Treasurer Report:

Not available, will send budget report in mailing.

Pool Committee:

The pool will be closed for repairs for about a week starting September 13. They will be correcting all of the rust spots at the bottom of the pool.

Landscaping:

In 3-4 weeks, we plan on re-landscaping the front of the building. The entire North side and far North side will be landscaped; the South will have a new parking area and royal palm trees will be planted against the building.

Social Club:

Every unit owner and lessee is now a member of club 2030. There are plenty of jobs available; you will be paid in enjoyment and fulfillment. There will be a meeting at 8 on Monday in the plaza room. Tell your neighbors. There will be a meeting on August 22, 2011 held in the Plaza Room.

Advisory Committee:

Nothing to report

There will be a meeting on August 22, 2011 held in the Plaza Room.

Grievance Committee:

Nothing to report

Sam Flanagan has taken over as chair of the Grievance Committee.

In Memoriam:

Nothing to report

Replacement of Board Member:

We are pleased to announce that Jose Sardiña will replace Manny Langonikos as a Board of Directors member. Manny will still chair the Landscaping Committee. He did a great job as a Director, but due to personal reasons, he can't continue.

Surface Water Injection Wells

We have drilled 3, 24'' wells at the front of the front of the building. We have installed and are cementing the collection boxes. We then will pipe the system to allow surface water to be routed to the injection wells. Simultaneously, we will install cement driveways and landscape them. This process should be completed by the end of October or early November. Until then, please be careful entering and exiting the main driveway.

Criminal Case:

We are negotiating with two of the defendants and according to the last notices for the court, Ramos is set for trial on October 6, 2011. Hittner and Silver have a calendar call on the same date.

Parking Access Control:

Once the new garage and our parking transponders are operational and all cars are fitted with the new transponders and decals, the remote control units will be disabled. At the time any car found in the unit owners parking area without ID or any unit owner parked in other than their own space will be towed without notification. If a unit owner doesn't use their parking space for their own car, they can rent it to another unit owner only. If they have an aide, they can temporarily let the Association rent it to another unit owner and the aide can park in our valet area at no charge. If you are not a unit owner, you cannot park in our garage or open area that is designated as exclusive use common areas.

Washing Machines:

They have started to install the new front loading machines. This will be done on a floor by floor basis, one side at a time. They will operate on Smartcards which will have a cash recharging station which is located in the North side mail room. Each unit owner will receive a card with a \$5.00 credit on it, at no charge to the unit owner. The cards can be recharged in the mail room using \$5.00, \$10.00 or \$20.00 bills.

Financial Status:

The building is in a healthy financial condition at this time, as long as the maintenance and assessment are paid in full and on time.

Foreclosures:

The building now owns unit #317 and #1108, but there are mortgages against them. We are not paying the mortgages, but renting the units so we can recapture the unpaid maintenance. We are sandbagging the banks the same way as they have been doing to us for 18 months, or more. I hope we recapture the funds we had to write-off due to the banks tactics.

Chillers:

We need to be proactive and not reactive to the chillers that air condition our building. After 25 years, they are on their last leg and need to be replaced. If they fail this summer, we will be without air conditioning for 3-5 weeks. We are getting prices for the replacement of a unit that will handle the whole building with energy savings that will pay us back in approximately 4.1 years. We have \$200,000 toward the \$400,000 cost. We will not assess for this, but arrange a 2 year payout or borrow the funds from ourselves.

Questions and Answers:

Q: Is there a rendering about what the landscaping will look like?

A: No, there is just a material list.

Q: Will you change the bushes in the driveway? There have been many problems seeing bikers and walkers.

A: No.

Q: Will there be an agreement to use another buildings pool while ours is unavailable?

A: No.

Q: Can we lower the height of the speed bumps in the parking garage?

A: No, it is to keep drivers at the 5 mph speed limit.

Meeting closed unanimously

Respectfully Submitted,

Sy Kessler, Secretary.