

**Condominium of Parker Plaza Estates, Inc.**

Meeting of the Board of Directors

August 18, 2010

At 7:30 p.m. in the Plaza Room

**Call to Order:**

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

**Roll Call:**

Present were: Carmine Tufano, Alan Goran, Sy Kessler, Don Pinkus, Herb Shamlan, Robert Fisher, Homero Duque.

Absent were: Johnny Pekats and Manny Lagonikos.

Mr. Pinkus noted that Proof of Meeting was posted at the proper time.

**Reading of Minutes:**

A motion was made that the reading of the Minutes be waived, this was seconded and unanimously carried. A motion was made to accept the Minutes as written – this was also seconded and passed unanimously.

Mr. Pinkus then told the audience the circumstances beyond our control prevented the Treasurer's Report from being ready for this meeting but he explained that copies will be available in the office tomorrow for anyone interested.

A motion was then made by Alan Goran to mail out the proposed budget tomorrow (8/19/10), this was seconded by Mr. Kessler. Mr. Morris Boroz, Chairman of the Budget Committee gave detailed report regarding the various meetings and the process used to reach the final proposed budget that will be mailed to the association. He thanked Regina Valladares, Office Manager at Parker and the balance of the committee for their hard work. We are only approving the mailing of the budget tonight and not the budget itself. Every board member present voted to mail the proposed budget out.

President Don Pinkus then turned the podium over to Robert Fisher who presented the report concerning the **Surface Water Injection Wells**. We received final approval from the Broward County EPA and have now put the project out for bid. Engineer Neil Janoff and I reconfigured the layout and operation of the drainage system. The City of Hallandale and Broward County reversed their position on the abandonment of our wells on the beach. They want us to divert a 25% of the water to the two beach wells. This reconfiguration will allow us to complete this project at a lesser cost than it was originally budgeted for.

**Sprinkler System:** I am sure you have noticed that this project has slowed and this is due to the three year payment schedule. The pace will again pick up after October 1<sup>st</sup> when installation of piping will continue from the 7th floor. The coring for the vertical risers in the north center stairwell will continue and hopefully be completed before

November 1<sup>st</sup>. We are designing a soffit as a cover in the hallways which will be in keeping with the décor.

**Fire Alarm System:** This project is also moving along ahead of schedule. The garage level is complete. We are now in the process of wiring and installing the annunciators in each unit. Presently we are working on the 7<sup>th</sup> floor. It is going well and they are doing a nice clean job in the units.

**Criminal Case:** Previously we had instructed our attorney to petition the court for a fixed date for the trial. According to our attorney, barring any unforeseen circumstance, this factual information is being given to you with the understanding that you do not create rumors or embellish the facts. Keep in mind that there is due process of law and everyone, regardless of his/her guilt or innocence has a right to that “due process”. Too many times in the past unit owners have come into the office hassling me with sarcastic statements that the offenders are getting away with their wrong doing and we are not doing enough to follow up and get the job done. At no time during this type of harassment has any unit owner offered to help. Instead their reaction is to unleash their dissatisfaction on the Board of Directors. That being said the following sequence of events will take place: On September 23, 2010 at 1:30 p.m. in Judge Michael Gates’ courtroom 6870, a pre-trial hearing will be held. I just heard this morning that it may be another judge not Michael Gates. Barring any unforeseen event, on September 27<sup>th</sup> 2010 the trial will start for the 3 named offenders. This has been a long time coming and I expect all persons attending the trial will conduct themselves with self-control and maturity.

**Chiller Repair:** We did an extensive repair on chiller number 2. It needed a new shaft, seals, internal fins and sensors, internal controls and oil valve. This repair cost \$65,000 and an additional \$5,000 in Freon. Hopefully this will solve the problem for a while. The chiller is 37 years old and we are considering the purchase of a new chiller unit once finances improve.

**Doors and Windows:** There are still people who are keeping the windows and doors open. They must be kept shut in all units at all times because when open they introduce approximately 38% humidity into the building by breaking the envelope. Then moisture beads up on the mirrors and marble floors. The stairwells become moist and slippery. This is a serious matter, moisture could easily form mildew and mildew can form mold.

**Financial Status:** We are experiencing heavy maintenance defaults. To date it amounts to almost one quarter million dollars. Fortunately, we just collected between 30 and 40 thousand dollars. If this condition cannot be improved we may be faced with a deficit at the end of the year. I, along with Board of Directors approval, am taking the following steps:

1. The maintenance manpower staff will be reduced; this will only slightly effect the wait time and not the quality of service. Emergencies will be handled first, fast and completely before any other request. We have about 78 people who do not pay for the work performed in their units. If we become too burdened with this

- we will be forced to discontinue building services and people will have to call out for home maintenance problems.
2. The painting of the building will be moved to next year.
  3. Non-common area repair charges are increased.

**Delinquent Maintenance Payments:** A few residents have come to the office and discussed their personal financial status with me. I am willing to try and work with those residents who are sincere about a payment schedule that can be realized. But don't come to me when you are a year behind in your payments, then it is too late and we have already begun lien proceedings. According to the new FS 718 we can refuse the use of non-exclusive common areas to unit owners who are 90 days behind on any monies owed to the association. I have been cursed and told that I would be personally sued, have been called a dictator and have had the tires on my car slashed. I would like to thank those few "pea brains" for their reaction to this law, and this is a very small percentage of residents. It proves that they have no regard for their fellow unit owners, the law, and the elected Board of Directors who have the task of enforcing the condominium documents, state laws, and Florida statutes governing condominiums. As of Thursday, August 19, 2010 all unit owners and/or their tenants will be escorted from the statute cited common areas if they are delinquent 90 days for any money owed to the association. There is still \$200,000 in delinquent maintenance payments. Unit owners who are delinquent seem to take the position that it is OK that others pay their debt regardless of whether they can afford it or not. They act as though their personal circumstance is the only thing that matters. Well, I think that if you cannot afford to live at Parker Plaza without having others pay your way, then sell your unit, pay your debt and move. I know that 95% of us pay on time and pay what we owe. Yet we cannot operate the condominium on "voodoo" economics, so we must make up \$200,000 by the end of the fiscal year or there may be a \$400-500 assessment per unit.

**Remodeling Trash:** With the extensive remodeling of units, contractors or owners are leaving trash, garbage, furniture, lumber, drywall, etc. in the stairwells and trash rooms. This is being done so that they don't have to pay a dumping fee. The building pays about \$375 per cubic 10 cubic yards to dispose of trash. This means that everyone in the building must share in the cost of a few that are remodeling. If we identify people that are guilty of this illegal dumping we will fine them the maximum allowed by FS 178 which is \$1000.

**Discussion:**

A lively discussion ensued. Topics covered included: whether or not to post the unit numbers of those delinquent, we decided not to post; people spoke about using credit cards to pay the maintenance and other fees and it was mentioned that this could be investigated but the service charge for using a credit card (approximately 2%) must be paid by the user and not the association; with regard to the criminal case, it was noted that the State of Florida is trying these people and it was their decision to try them together; these people were indicted by a grand jury and there are between 10 and 12 counts against each of them; the IRS, the FBI and postal authorities are involved; because of his

age Greenberg was given 7 years of probation, his civil rights were taken away and he gave Parker \$250,000 in cash and forfeited his apartment which now belongs to us, the others will have a trial and the sentences will be imposed and we have nothing to do with the end results, yet there are so many stories that are inter-locked that we can be quite sure they will be found guilty. Their ages, (Hittner, 61; Angel about 71, and Silver approaching 65) may determine whether or not they receive jail time. We must forget about what we think they deserve and just watch the trial unfold. Once they are found guilty in the criminal case we will continue with the civil case. Again Mr. Pinkus asked that those who attend the trial behave properly.

Mr. Pinkus then introduced Emma Sardina who formed a committee to address the issues concerning the over-crowding at the pool on holidays and other issues. Mrs. Sardina thanked President Pinkus, she introduced the members of the committee who were present. Mrs. Sardina read the mandate of the committee which to ensure the safety and comfort of the residents and prevent those who are unauthorized and uninvited from using our premises on holidays. Mrs. Sardina introduced Linda Lustig who explained that the first business of this committee, with approval of the board, will be the issuance of "wristbands" to the residents on a permanent basis and to guests as they visit. Residents will receive one color, guests another. This certainly is a step in right direction in keeping those who do not belong from access to our premises, and allowing Security to easily identify intruders, if any. Also under consideration is raising the fee of valet parking during these holiday periods. Our primary objective is accountability, knowing who is behaving badly and whose guests they are. Mr. Pinkus interjected on the topic of limiting guests, and believes that we first need to gather information beginning on Labor Day and investigate further before we impose limits. He also believes that raising parking fees on holidays may deter some people but not all. We may in the future decide to impose a fee on guests but we must first study the situation. Christmas and New Years should be looked at with a different set of regulations suggested Bob Fisher but then it was thought that we should not limit the amount of people. It is Memorial Day, July 4<sup>th</sup>, Labor Day, Christmas, New Years and Easter that are our concern. Several people weighed in. Mr. Pinkus once again reiterated that we will learn as we go along with this plan. An expanded role for Security was also discussed and a certain amount of re-training may be necessary. We must be careful with new rules being imposed therefore further study of this subject is imperative. The yellow towel rule was further explained by Mr. Kessler and how this policy is explained during the screening process. The idea of having either a unit owner or a board member monitor the pool area was posed. If 10 or 12 people volunteered as overseers then they would only have to pull "pool duty" once every few months. People described how people illegally come into the parking areas. Mr. Pinkus then explained that a new system of entrance is being worked on where transponders will be used. They will be placed on the windshield of the residents' car and will automatically open the gates. This principle is similar to the Sun Pass and will allow us to eliminate the clickers which can be easily passed around. Mr. Pinkus informed us that in terms of security this board is dedicated to doing it right. Mr. Pinkus thanked Emma and Linda for their efforts and time in devising ways to solve these problems.

Mr. Kessler read a letter written to the board by Natalie Mansbach of unit 708 who suggest that we deal with the overcrowding problem by charging a “resort fee” to guests for use of our premises. Guests would not include family members who need not pay a fee. Mr. Kessler stated that finally we are addressing this problem and it is about time.

Secretary Kessler then proceeded by reading the Sales and Rental Report:

JUNE '10

2125	Lease	Brilon to Muino	6/1/10 to 5/31/11
2123	Sale	Abakunchik to Kuzmin	\$179,000 2B2B
727	Sale	Estate of Richman to Cohen & Mendel	\$200,000 3B3B
2222	Lease	Gerardi to Becker <b>fell through</b>	7/1/10 to 6/30/11

JULY '10

1118	Sale	Bracco to Trudeau	\$205,000 1B2Bconv.
614	Sale	Rothenberg to Patterson <b>fell through</b>	\$407,000 3B3B
1912	Lease	Moser to Rogers	8/1/10 to 7/31/11
1216	Lease	Orisgen Corp to McLaughlin	8/1/10 to 7/31/11
1627	Sale	Boitchenko to Richard Payne Medical Services	\$252,595 3B3B

August '10

1821	Sale	Maleh to M&S Property Management	\$330,000 2B2B
602	Lease	Kramarovsky to Luchynskyy	10/1/10 to 10/1/11
1602	Lease	Bolkas to Wasek	8/31/10 to 8/31/11
1404	Sale	Steiner to DiPede	\$285,000 2B2Bconv.
727	Sale	MFYP Group to Garcia	235,000 3B3B

Mr. Kessler then asked for a minute of silence in respect for Howard Bressler of unit 510 who passed on Memorial Day.

Ruth Steinberg, President of the Social Club announced the Labor Day weekend festivities. She told everyone that good things are planned by the Social Club for this upcoming season and urged everyone to join!

A motion was made that the meeting be adjourned, it was seconded and passed.

Respectfully submitted,

Sy Kessler  
Secretary, Board of Directors  
Parker Plaza Estates

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