

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

Meeting of the Board of Directors  
September 21, 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: Alan Goran, Sy Kessler, Don Pinkus, Herb Shamlan, Johnny Pekats, Robert Fisher, Homero Duque.  
Absent were: Carmine Tufano and Manny Lagonikos.

**Reading and Approval of the Minutes:**

A motion was made that the reading of the Minutes be waived. This was seconded and passed unanimously. A motion was also made that the Minutes be approved and this too was seconded and unanimously passed. The Minutes of the August meeting are available on line and hard copies are available in the office.

Mr. Pinkus then asked for a motion to approve the budget for the fiscal year 2011 which was discussed at the last meeting and mailed out to all unit owners. Alan Goran made this motion and it was seconded and passed unanimously.

Alan Goran presented the Treasurer's Report as follows:

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*August-10*

INCOME RECEIVED AS OF August 31, 2010

Income Received	\$ 45,533.82	
Monthly Budgeted Amount	\$ 22,716.67	
YTD Income Received	\$ 4,759,716.26	*Note A
YTD Budgeted Amount	\$ 4,744,003.37	

EXPENSES PAID AS OF AUGUST 31, 2010

Actual Expenses	\$ 338,706.04
Monthly Budgeted Expenses	\$ 307,074.04
YTD Actual Expenses	\$ 4,568,048.46
YTD Budgeted Expenses	\$ 4,408,445.44

BANK BALANCES AS OF AUGUST 31, 2010

Suntrust Escrow (Rentals)	\$ 79,683.71
Banco Escrow (Contractor)	\$ 7,619.37
Banco Small Expense	\$ 2,172.49
Banco Money Market OP	\$ 19,239.63
Banco MM Escrow (Rentals)	\$ 2,261.65
Suntrust Signature Advantage	\$ 96,980.87
Banco Operating	\$ 550,402.47
Banco Payroll	\$ 1,503.37
Suntrust Money Market	\$ 299,814.45
Suntrust Payroll	\$ 52,842.10
Suntrust - Fire Sprinkler/Alarm	\$ 100,000.00

DELINQUENCIES AS OF AUGUST 31, 2010

\$ 244,073.93

WRITE-OFF AMOUNT AS OF AUGUST 31, 2010

\$ 4,582.13

Items to note:

Non-contracted supervisor budgeted expense will be reduced by \$7,200 and moved to Maintenance contract expense.

The budgeted expense for Elevator expense will be reduced by \$20,000 and will be moved to Health Insurance expense.

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	706,902.53	833,147.27	126,244.74
TOTAL BUILDING MAINTENANCE	284,657.61	151,861.27	(132,796.34)
TOTAL FIXED CONTRACTS	1,014,260.08	1,017,566.89	3,306.81
TOTAL PAYROLL, TAXES, BENEFITS	290,727.83	255,071.13	(35,656.70)
TOTAL SPECIAL PROJECTS	481,920.22	331,416.74	(150,503.48)
TOTAL UTILITIES	867,235.59	877,584.51	10,348.92
TOTAL LOAN INTEREST	739,791.01	799,436.63	59,645.62
TOTAL ADJUSTMENT (INS, ETC)	182,553.59	142,361.00	(40,192.59)

TOTAL EXPENSES

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4,568,048.46      4,408,445.44      (159,603.02)

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Notes:

- A Includes insurance proceeds of \$351,296.06 for elevator damages.  
Anticipated expenditures for the elevator are estimated at \$200,000 approximately.

**Screening Committee:** Mr. Kessler, Secretary of the Board, presented the months' leases and sales. They are as follows:

2222	Lease	Gerardi to Adler & Dzienis	from 8/31/10 to 8/30/11
2018	Lease	Pogrebitsky to Caglianone	from 9/1/10 to 8/31/11
1003	Sale	Indymac Fed. Bank to Pesis	\$113,900 1B2B
510	Lease	Colicchio to Phillips	from 9/17/10 to 9/17/11
203	Lease	Usov to Nevidiomy & Gorbachuk	from 9/16/10 to 9/15/11

**Pool Committee:** Johnny Pekats just returned. Mr. Pinkus will report on the pool later in the meeting.

**Landscape Committee:** Manny Langoikos and Carmine Tufano are absent so there will be no report but the flowers and foliage look good!

**Social Club:** Helen Rosenberg said there isn't much happening now but there will be activities in October and they will be posted.

**Advisory Committee:** Jose Sardina is not in attendance – no report.

**Grievance Committee:** Mr. Pinkus introduced Barry Lustig, the new chairman of this committee. Mr. Lustig explained that he is now living here full time. He invited people who have issues or problems to his see him. He lives in unit 719.

**In Memoriam:** Mr. Kessler asked that everyone stand for a minute of silence in respect for those who passed, they are:

Vera Singer	unit 1811	passed on 8/26/10
Regina Berger	unit 807	passed on 9/6/10
Alan Waldman	unit 412	passed on 9/14/10

**President's Report:**

Mr. Pinkus introduced Bob Fisher to update the association on the **Surface Water Injection Wells**. We are now working on the final drawings for this project and expect to proceed in a timely fashion.

**Sprinkler System:** We are sure you noticed this project has slowed down. This is due to the three year payment schedule in force. The pace will pick up after October 1<sup>st</sup> and the installation of the piping will continue from the 8<sup>th</sup> floor. The coring for the vertical risers in the north central stairwell will continue and hopefully be completed before November 1<sup>st</sup>. We designed a soffit to cover the pipes in the hallways. The soffit is in keeping with our décor. We have installed some of the soffit on the 8<sup>th</sup> floor north in order to see how it will look and everyone can go up there and have a peek.

**Fire Alarm System:** This project is moving along ahead of schedule. We are now wiring and installing annunciators in each unit. We are beginning work on the 9<sup>th</sup> floor and will be on to the 10<sup>th</sup> shortly.

**Criminal Case:** According to our attorney, barring any unforeseen circumstances, on Thursday September 23<sup>rd</sup> there will be a pre-trial hearing at the county courthouse. There is a potential trial date set for Monday, September 27<sup>th</sup> but this date is based on the outcome of the pre-trial hearing. This factual information is given to you with the understanding that you do not create rumors or embellish the facts. Keep in mind there is “due process of law” for everyone regardless of their guilt or innocence. When I come back on Monday from the pre-trial hearing I will probably call a special meeting and tell everyone the court date, the courtroom etc. and other pertinent details. However, that is an “IF” because if at the pre-trial hearing they plead out, there will be no trial – it will be a matter of findings, restitution and it will be adjudicated by the court.

**Chillers:** We did an extensive repair on both chillers; we believe that this will solve our problem for a while. Remember the chillers are 37 years old. We are considering the purchase of a new chiller unit when finances allow. Perhaps we can address this issue by the middle of the next year or sooner if we receive a windfall from the criminal case. Meanwhile the chillers are working well and everyone is comfortable.

**Doors and Windows:** This is an on-going problem. Some people are still keeping their windows and doors open, paying no mind the negative results this causes. When the envelope of the building is broken because windows and doors are open we introduce about 38% moisture into the air; this moisture beads up on the mirrors and marble floors eventually leading to mildew and after mildew comes mold. Please keep windows and doors shut at all times.

**Financial Status:** We are collecting a greater amount of maintenance defaults than we expected. This is due to the Herculean effort of Regina, our attorney and the hard line efforts of the board of directors. To date the reduced amount is approximately \$190,000 assuming we can collect monies owed to us from short sales etc.

**Delinquent Payments:** A few residents have come to the office to discuss their financial status with me. I am willing to work with those residents who are sincere about a payment schedule that can be realized. This must be done before their maintenance payment is delinquent. To those unit owners who complained about getting a letter stating they owed as little as \$4.00 and/or as much as \$20,000,000, and who said we should not turn the debt over to our attorneys for collection, I would like to say: “STOP BEING A DEAD BEAT AND PAY YOUR DEBTS. YOU INCURRED THEN AND NOW YOU WANT EVERY UNIT OWNER TO CHIP AND PAY THEM OFF FOR YOU.” We are not going to do that. \$4.00 may seem like a very small amount but if you charged \$4.00 pay it off. Money owed adds up quickly turning into debt.

**New Condominium Statute:** I want to go over this again because it is very important. According to the new FS 718, that is Florida Statute 718, which is the law governing condominiums, we have the right to refuse the use of non-exclusive common areas to unit owners who are 90 days behind on any monies owed to the association. And because of the implementation of this law, I have been cursed, told I would be sued personally, called a dictator and had the tires of my car slashed and the rear window broken. However, I will continue to enforce this law regardless of those reckless people who have no regard for the law, no regard for their fellow unit owners and the elected board whose job this is.

**Remodeling Trash:** With the extensive remodeling of units, contractors or owners are leaving trash, garbage, furniture, lumber, drywall etc. in the stairwell, trash rooms or they are dumping it down the trash shoot. They are doing this because that they do not have to pay a dumping fee. Parker Plaza pays about \$375 per 10 cubic yards to dispose of trash. This translates to everyone in the building sharing the cost of the few who are remodeling. Last night, September 20<sup>th</sup>, someone sent a metal bed frame down the trash shoot on the north side. It got stuck and punctured the wall of the shoot. Now we must repair the shoot or the garbage will get stuck in the punctured area and begin to rot. This repair will cost the building upwards of \$1,000. Nice going to whoever dumped the bed frame – you saved a \$10 dumping fee and penalized your fellow unit owners. If we identify the people who are guilty of this illegal dumping, we will submit the facts to the Grievance Committee and based on their finding the guilty party will be fined. The maximum fine allowed by FS 718 is \$1,000.

**Cable TV Contract:** We only have 3 TV companies available to us: Dish, Direct TV and Comcast. We have narrowed down the choices to Comcast and Direct TV. To date Direct TV has offered us much better prices, selections, terms and equipment. We Direct TV offers us a much less expensive package and they will rewire the drops with fiber optic cables. We are asking Comcast to match this offer and we will make a decision by early next week. All proposals are in the office and available for your examination during normal working hours.

**Parking Control:** Since there is a wide spread disregard for our parking regulations, the board has decided on the following action:

1. All gates will be equipped with a transponder sensor.
2. Each vehicle will be given a transponder that will attach to the windshield much like a mini Sun-Pass.
3. If removed the transponder will automatically deactivate.
4. Only cars with assigned parking space will be able to access the parking areas.
5. Valets will no longer have the ability to open the gates. Gates can be opened by a remote control in the office if an emergency arises.
6. If your transponder does not work or if you have a rental car, you can obtain a temporary ID tag from the office and your car will be parked in the valet area at no cost to you.

This is our remedy for settling the parking problem and keeping vehicles that do not belong from parking on our property.

**Washing Machine and Dryer Contract:** We are currently negotiating with the 2 companies that service our area, Coinmach and USA Laundry, for a new contract. We want front loading machines that are energy and water efficient models which work on the card system. The card system allows us to be free of quarters, loading the laundry card with money from currency or credit cards. We will install a machine in the mail room which will accommodate this activity. We expect proposals within a few weeks and the proposals will be available for your perusal during normal working hours.

**Pool Report:** Because Johnny Pekats just returned I will provide this update. The pool has been drained, rubbed for black algae, rust sports were removed, rebars replaced where needed, cemented as required, lights were repaired and then the pool was refilled. This entire process took 24 hours. Kudos to Janette, the maintenance team and Herb Shamlan for coordinating this project.

**Open Discussion:** Concerns were raised about changing cable TV companies and Mr. Pinkus assured the audience that he will not give up quality for cost. He explained that if we exchange companies it will only require a 30 minute down period for TV, telephone and computers when one company turns us off and the other company turns us on. Then it was noted that Direct TV has dishes on the roof and during a storm the dish could easily be displaced causing disruption to service. This is true yet Comcast also has dishes and they too can be displaced. We will negotiate for the best price and the best service. It was further pointed out that the wiring is a very important part of the contract and should be carefully studied before a decision is made. Fiber optics must be the wiring for now and we will insist on that. The discussion covered picture quality and the need for rewiring to assure better quality of the picture. Again it is believed that fiber optics will insure better picture and HD quality.

Another topic of concern was parking and the transponders. Parking problems take up at least one hour daily for office personnel. Using transponders will certainly cut down on problems. They will allow only one car to enter at a time and if another car attempts to enter on the first cars transponder the arm will come down directly onto the second vehicle. The estimated cost for the transponder system including all the various wiring is \$25,000 and we will not spend another dime. We will trade the clicker for the transponder and the staff will install them in each car. Each transponder will open only the parking area where each individual car parks. We will have the ability to turn off or on the transponders if and when necessary.

Mr. Kessler made a motion to adjourn the meeting; it was seconded and unanimously passed. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Sy Kessler  
Secretary, Board of Directors  
Parker Plaza Estates