

Parker Plaza Estates, Inc. Condominium Association

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, September 21, 2016 Minutes

Call to Order

The meeting was called to order by President Ramon Mejido at 7:30PM.

Roll Call

Ramon Mejido, President
Rosalie Caplan, Vice President
William Gennaro, Treasurer
Robert Perlman, Secretary
Linda Lustig, Director
Arlene Lippel, Director
Bertica Robinson, Director
Robert Fisher, Director
Simon Sherman, Director "Speaker Phone"

Proof of Notice

Properly posted.

Reading of Minutes August 17, 2016 Meeting – Reading of minutes waived.

Motion to Approve the minutes of August 17, 2016 Meeting – Minutes approved unanimously.

Reports:

President's Report

Treasurers Report

- William Gennaro stated the August and Year to Date financial report:
Income- MTD Actual- \$11,870.00 under budget by \$1,880.00

YTD Actual- \$4,894,950.00 YTD Budget- \$4,926,990.00 under budget by \$32,040.00

Expenses-MTD Actual- \$523,168.00

MTD Budget-\$532,505.00 under budget by \$9,337.00

YTD Actual- \$4,804,764.00

YTD Budget - 4,594,330.00 over budget by \$210,434.00

Unexpected Cost for the Gas Project: \$491,750.00

Bank Account Balance - Operating Accts: - \$165,243.00

Payroll - \$45,984.00

Money Market- \$99,355.00

Special Assessment-\$347,415.00

Total Delinquencies as of August 2016 = **\$90,390.00**, which includes unpaid maintenance or fees and fines.

YTD Write off of Bad debt = \$23,833.00

Secretary's Report

Moment of Silence for passing of a resident.

Secretary Robert Perlman reported new buyers and renters.

Manager's Report

Insurance Credit

Bus Shelter – City of Hallandale to place a new shelter back

New Gym – more equipment will be purchased including one more treadmill

Introduction to Mayra Giannini, the new Assistant Manager

Fire Sprinkler Retrofit count at 221 opt outs

Laundry issues still to be addressed

Significant savings: \$50,000/year Waste Management

\$22,000/year Employee health benefits

Elevators – Budgeted \$27,000 – no maintenance charge, now a savings for a year

Old Business

- **Vote to Approve the 2016/17 Budget**

Linda Lustig motioned to approve the 2016/17 budget

Arlene Lippel seconded the motion.

All in favor say ay.

The motion was passed unanimously.

New Business

- **Paint, Concrete and Pool Restoration Bids**

Tabled

- **Vote to Fine Unit Owners**

#302 Entering Restricted Area

Robert Perlman motioned to fine the unit \$100.00

Arlene Lippel seconded the motion.

All in favor say ay.

Mrs. Robinson abstained from voting, while Mr. Sherman and Mr. Fisher voted against fining.

The motion was passed by 6-1-2 votes.

The motion will be turned over to the Grievance Committee.

#2010 No shirt and wet in lobby (2nd time)

Robert Perlman motioned to fine the unit \$100.00

Bertica Robinson seconded the motion.

All in favor say ay.

The motion was passed unanimously.

The motion will be turned over to the Grievance Committee.

- **Reserve Study Proposals**

Acceptance of one of three Reserve Study Proposals

Linda Lustig motioned to accept a proposal.

Robert Perlman seconded the motion to accept GAB's proposal

All in favor say ay.

The motion was passed by 7-1-1 votes.

Adjournment

Bertica Robinson motioned to adjourn the meeting.

Arlene Lippel seconded the motion.

The meeting was adjourned at 9:30pm.