

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Monthly Board of Directors Meeting
Wednesday, September 30, 2015
7:30 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:32 PM EST.

Notice of Meeting

Proper notice has been met for the requirements under Florida chapter 718, and the rules and regulations of Parker Plaza Estates.

Roll Call

Ramon Mejido – President
Jose Sardina – Vice President
Homero Duque – Secretary
Eberto Ortiz – Treasurer
Robert Fisher – Director
Alan Goran – Director
Isaak Sher – Director
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

A quorum was established with all nine directors present.

Approval of previous meeting minutes:

- The regular meeting on 6/17/15
- The regular meeting on 7/15/15
- Closed Board meeting for 7/21/15
- Closed Board meeting for 8/4/15
- The special Board meeting for 8/18/15

A motion was made by President, Ramon Mejido to waive the reading, and approve the minutes for (6/17/15, 7/15/15, 7/21/15, 8/4/15, and 8/18/15) as submitted. A second was made by Member, Rosalie Caplan. The motion passed unanimously.

Treasurer's Report:

Treasurer, Bob Ortiz gave the following report: The overall finances of the Association are in good shape. The August financials are available on the website or you may obtain a copy at the Association offices.

A motion was made by President Ramon Mejido to accept the treasurer's report, the motion was seconded by Vice President, Jose Sardina, and the motion passed unanimously.

New Business

- **Pool Umbrella repairs and replacements:**

A discussion was held on the pool umbrellas and the needs for the upcoming season.

A motion was made by Secretary, Homero Duque to approve the purchase of 20 new umbrellas and to repair 18 umbrellas from Schnupp Manufacturing, for a total cost of \$5,876.44. The motion was seconded by Vice President, Jose Sardina, and the motion passed unanimously.

- **Bass Automation Invoice approval for Variable Frequency Drive Systems on the two Chillers, in addition to upgraded controls:**

A discussion was held about the installation, operation, and energy savings of the devices installed.

A motion was made by President, Ramon Mejido to approve the Bass Automation Engineering invoice in the amount of \$24,794.71. The motion was seconded by Secretary Homero Duque, and the motion passed unanimously.

- **Accounting, Payroll and Audit processing for 2015/2016:**

A discussion was held to discuss the need for an outside auditor to do the review of the financials for the Association. In years past, it had been conducted by the same accounting firm that does our monthly bookkeeping. To meet GAP and AICPA standards, the two need to be conducted by separate firms.

A motion was made by President Ramon Mejido, to not use our current accountant to do the audit for the 2014-2015 fiscal year. It was seconded by Member Alan Goran, and approved by unanimous consent.

A motion was made by Member Rosalie Caplan to approve Stroemer Accounting, to do our 2014-2015 fiscal year audit for \$10,000. The motion was seconded by Vice President, Jose Sardina, and was approved by a 6-3 vote, with Robert Fisher, Isaak Sher, and Alan Goran voting against the motion.

- **Project List Update:**

A brief discussion of the ongoing Association's projects was held. It was decided that an entire meeting could be devoted to discussing just this issue. A meeting will be scheduled in the next couple of weeks to just discuss projects and overall plans.

- **Committee member expirations and re-appointments at annual meeting:**

A discussion was held on all committee appointments expiring at the same time as the Board positions, at the annual meeting. A notification will be put together to outline the process with the first mailing of the annual meeting. An interest sign-up sheet will be included in the mailing. After the election in February, the new Board can re-appoint, or appoint new members to committees based on interest and the needs of the new Board of Directors.

A motion was made by President, Ramon Mejido to approve the new process for committees starting with the annual mailings for this year. The motion was seconded by Treasurer, Bob Ortiz, and passed unanimously.

- **Online Credit Card Payment Options:**

A discussion was held on the two options we have for the website for credit card payments. We had hoped to offer a new option called "PAYEEZY" which is offered through Bank of America. But after further examination, it was found that it didn't offer the ability to use the American Express card, and the rate was not an improvement over the previous PAYLEASE option. PAYLEASE will remain our option going forward.

- **Towing Policy and enforcement:**

A discussion was held over the current policy of towing, and what was written in the rules and regulations. It was decided that our official Parker Plaza Policy will be that we will tag the vehicles that are improperly parked and make every effort through security to contact the owner to move the vehicle. If it is not moved within 24 hours, it will be towed.

A motion was made by member, Isaak Sher to adopt this policy. A second was made by Treasurer, Bob Ortiz, and the motion passed unanimously.

- **Security Camera Privacy and Confidentiality, of recorded information:**

A discussion was held on the use and retention of video information in the new camera system. It was agreed that nothing will be retained more than 30 days. It was also agreed that owners and Board members will not have access to the video information. Only security (under manager direction), management, and law enforcement will have access. Images of owners may only be obtained for the enforcement of rules and regulations, Life and Safety issues, and legal issues involving law enforcement.

- **AED kit purchases and training:**

A discussion was held on the purchase of two additional AED's (Automated External Defibrillators) for placement in the hallways of the north and south towers. The model suggested is the one recommended by the Red Cross (ZOLL AED Plus), and we will follow up with employee and owner training classes once installed.

A motion was made by Member, Alan Goran to approve the purchase of two additional AED devices at a cost of \$3,548.00. The motion was seconded by Member, Rosalie Caplan, and passed with an 8-1 vote, with Jose Sardina voting no.

- **Transponder Charges – Replacements, temporary**

A discussion was held on the replacements and use of transponders. The cost to the Association for each one is \$6.00, and there are many individuals that use 6-12 per year for rental cars and other issues. The discussion was tabled to gather more information about possible other solutions to the access control system.

Old Business:

- **Parking Policy and charges:**

This was the formal adoption of the parking policy rules as approved at the regular Board meeting on July 15th. A copy of the rules were sent with the budget, and posted for 21 days prior to the adoption this evening.

A motion to do a final adoption of the Parking rules as voted on at the July 15th, 2015, Board of Directors meeting, was made by Member, Isaak Sher. The motion was seconded by Treasurer, Bob Ortiz, and the motion passed by unanimous consent.

- **Adoption of the Pet Policy for Service animals and Comfort animals:**
It was decided to table this discussion pending the obtaining of more legal advice.

- **Approval of Amendments to the By-Laws for inclusion in the annual meeting mailing:**
A discussion was held on the two proxy questions to be included in the annual meeting packet. The proposed amendments are as follows:
 - Should the By-Laws be amended as proposed to require that if the Association is entering into a new or renewal contract for \$5,000.00 (Five Thousand Dollars) or more, there must be a vote of the Board of Directors, at a duly noticed meeting and recorded in the minutes, that authorizes entry into the contract?
 - Should the By-Laws be amended as proposed to strike “The Association’s attorney or an elections monitor, as defined in Florida Statute 718.5012(9) shall be present at all meetings to conduct and facilitate said meeting.” and replace with “If at the annual meeting there is an election for the Board of Directors, the Association’s attorney or an elections monitor, as defined in Florida Statute 718.5012(9), shall be present to conduct and facilitate the meeting.”?

A motion was made by President, Ramon Mejido to accept the proxy questions and include them as a proxy question for the annual meeting in 2016. A second was made by Vice President, Jose Sardina, and the motions passed by unanimous consent. As a result of the vote, only a simple majority of the owners at the annual meeting will be required.

- **Pool Towel Rental Procedures discussion and adoption:**
A review and discussion of the Pool Towel Rental Procedures was held. This item was postponed from the July 21, 2015 Board of Directors meeting. At that time, a directive from the Board was given to the manager to only accept checks or credit cards for the rentals, and the form was in need of correction. The new form reflects that change.

A motion was made by President, Ramon Mejido to accept the new pool towel rental policy as outlined. The motion was seconded by Vice President, Jose Sardina, and passed by unanimous consent.

- **Manager’s report:**
No topics covered as it had been discussed in the items above.

- **Committee Reports:**
Olga Mikhaylov gave a brief update for the Events Committee and the Holiday plans for this year.

A motion was made by President, Ramon Mejido to adjourn the meeting at 9:58pm. The motion was seconded by Treasurer, Bob Ortiz and was approved by unanimous consent.