

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Projects, Board of Directors Meeting
Tuesday, October 13th, 2015
7:00 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:03 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 (by phone)
Homero Duque – Secretary
Eberto Ortiz – Treasurer
Robert Fisher – Director
Alan Goran – Director (Absent)
Isaak Sher – Director (Absent)
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

A quorum was established with seven of the nine directors present.

Approval of previous meeting minutes:

- Closed Board meeting Minutes for 9/1/15
- Budget Approval meeting Minutes for 9/16/15
- Regular Board meeting Minutes for 9/30/15

A motion was made by President, Ramon Mejido to waive the reading of the minutes for the closed meeting on 9/1/15. A second was made by Member, Rosalie Caplan. The motion passed unanimously.

A motion was made by Secretary, Homero Duque to approve the minutes as submitted for 9/1/15. The motion was seconded by Member, Rosalie Caplan, and the motion passed unanimously.

A motion was made by President, Ramon Mejido to waive the reading of the minutes for the meeting on 9/16/15. A second was made by Secretary, Homero Duque. The motion passed unanimously.

A motion was made by Secretary, Homero Duque to approve the minutes as submitted for 9/16/15. The motion was seconded by Member, Rosalie Caplan, and the motion passed unanimously.

A motion was made by President, Ramon Mejido, to waive the reading of the minutes for the meeting on 9/30/15. A second was made by Secretary, Homero Duque. The motion passed unanimously.

A motion was made by Secretary, Homero Duque to approve the minutes as submitted for 9/30/15. The motion was seconded by Member, Rosalie Caplan, and the motion passed unanimously.

New Business

- **Elevator fire ventilation proposal:**

A discussion was held concerning the installation of two motorized vents in the two service elevator shafts. It was decided that the elevator consultant that had been hired at the start of the project would be contacted, and their opinion requested. Since there is still uncertainty concerning the exact requirements, we will work with the elevator consultant to get suggestions in dealing with the Broward county Elevator inspector, the City building department and the fire department.

- **Northeast Parking deck project:**

A discussion was held on the course of action on the Northeast parking deck project. Since the project was held up, after owner complaints, we have been trying to obtain a permit from the City. A course of action from the Board was requested.

It was decided that we would go back to three or more engineers and request cost estimates to prepare plans and specifications to obtain a building permit from the City of Hallandale Beach. The deck would be prepared for season parking, and the work would continue after season. A request was made to review the engineering estimates. We will include interested Board members in the meeting to formulate a course of action.

- **Permit to replace doors in the garage lobbies:**

A discussion was held on obtaining a permit to install four new doors in the garage lobbies once the elevator project is complete. It was decided that we will accept two types of proposals. We will accept proposals from architects or engineers for the cost of preparing plans and specifications that we can then put out for bid. We will also accept proposals from contractors who are able to provide plans, specifications, material and labor. The project will be returned to the building engineer to rebid.

Old Business:

- **FPL Project update:**

Updated costs had not been received as of the meeting time. This is a project to replace all of the exterior lighting, including the garage lights, with LED sealed fixtures, with motion sensors. Once we receive the final update, we will reschedule the agenda item. At least two additional bids will be obtained for comparison.

- **Project Lists and Planning:**

A discussion was held on the prioritization of projects and how to proceed. It was discussed that structural issues with the parapet, exterior walls, expansion joints and parking surfaces, and the pool, would require an engineer review. The office will come up with engineering cost estimates for the Boards review.

A motion was made by President, Ramon Mejido to adjourn the meeting at 9:09pm. The motions was seconded by Treasurer, Bob Ortiz, and passed unanimously.

The next meeting will be held on Wednesday, October 21st at 7:30pm.