

**Meeting of the Board of Directors
October 19, 2011
7:30 p.m in The Plaza Room**

Call to Order:

The Meeting was called to order at 7:30.

Roll Call:

Alan Goran, Jose Sardiña, Sy Kessler, Don Pinkus, Robert Fisher, Johnny Pekats, and Homero Duque.

Absent Were:

Herb Shamlian and Barry Lustig

Reading of the Minutes:

Waived and previous minutes were approved.

Treasurer's Report:

Alan Goran stated that the report will be available Tuesday, October 25, 2011.

Fiscal Year and Financial Status:

We did not exceed our budget. There was an excess somewhere in the area of \$500-\$2,000. We have 12 unit owners that have chosen not to pay the special assessment. We also have 92 unit owners who have not paid their quarterly maintenance. We gathered these residents and sent them to the Attorney. Anyone that did not pay their maintenance will pay an extra \$106 for the demand letter, a \$25 late fee, and if it is not paid by the middle of November, it will cost an additional \$360 for the lien. The total amount of all of the delinquencies is \$129,011.08. An additional amount of \$84,322.91 is a write-off amount for bad debts.

Screening Committee:

307	Lease	Ivanyuta to Maria Krasnikov	10/15/11-10/14/12
2019	Sale	Rubinson to De Lima	\$265,000 2B2B
725	Sale	Bereznayak to Szwarc	\$145,000 1B1B

Pool Committee:

Pool is in great shape. It's been redone and re-painted.

Social Club:

There is a list posted at the Social Club office to sign up if you would like children to trick or treat your unit. December 17 is the holiday bazaar and white elephant sale; vendors are needed. In the Plaza Room, there will be vendors selling knick knacks and in the other room, a white elephant sale. Please bring down what you want to sell. It will be \$15 a table. On December 31 is our New Year's Party. \$49 gets you 2 ½ hours long, hors d'oeuvres, open bar, DJ, crepes station, and a champagne toast at midnight. On December 20 there will be a free holiday party that will have a chorus, music, and food served. Residents are encouraged to volunteer their time and effort to the club, as it is free to join.

Advisory Committee:

Holiday advisory committee meeting concluded that the past holiday, everyone wore a wristband, and everything went smoothly. Before every holiday, they will post the rules and regulations. There will be a meeting on November 14 at 8 pm in the Plaza Room. Feel free to show up and give comments.

Grievance Committee:

Nothing to report

Special thanks to Robert Fisher for his Herculean effort in planning, getting bids and, overseeing and supervising all of our major projects.

Concrete Project:

The concrete project has been completed.

Landscaping and Sprinklers:

Project for landscaping was budgeted at \$24,000. \$4,000 sprinklers, \$5,000 for royal palms, and \$15,000 to go over area. The sprinklers and the landscaping are near completion for the front of the building. We ordered six royal palms to be planted at the front of our property. Hedges, plants, and ground cover will be installed shortly.

Surface Water Wells Project

We are taking down the old cast iron pipes, the new system has new PVC pipes. Drilling of the wells and installation of the 3 well collection boxes is complete. We are partially complete with the water flow directional pipe replacement for the surface water drainage in the garage. This should be complete by late October or November 2011.

Voting for Maintenance Escrow:

A voting ballot has been mailed to each unit owner asking the following question:

Do you want to amend our by-laws to read that all new buyers of units in our building to deposit in an escrow account, two quarters of maintenance to insure timely payment of their maintenance requirement? After five years, the money is returned less any unpaid maintenance, but the new buyer must make the new deposit.

Criminal Case:

A group of unit owners went to the calendar call on the 6th of October. The Attorney's for Ira Silver representing the attorney's for Angel Ramos and Robert Hittner, the assistant State Attorney's and the Attorney for Parker Plaza attended. Judge Michael Robinson presided. The judge instructed all of the Attorney's to clear their calendars. The trial date is set for March 19, 2012 at 9:00 am.

Angel Ramos is in North Carolina and claims he is too sick to travel to the trial. The State Attorney said if he had to medevac him to the trial, he would be there.

Washing Machine Contract

CoinMach has started to install the new front loading machines. This will be done on a floor by floor basis one side at a time. They will operate on Smartcards which will have a cash recharging station that is in the north mail room. Each unit owner will receive a card \$5.00 credit on it at no charge to the unit owner. The cards can be recharged in the mail room using \$5.00, \$10.00, or \$20.00 dollar bills. As of 10/26/2011, Coin Mach is working on the 7th floor.

Twitter

Julie Fisher kindly started a Twitter page to post announcements and reminders. It's instant, fast, and in only 140 characters! You can follow us at @parkerplaza or www.twitter.com/parkerplaza. There are new tweets available!!!

Foreclosures:

The building now owns units 317 and 1108, but there are mortgages against them. We are not paying the mortgages or taxes, but we have the units rented so we can recapture the unpaid maintenance. There are two more units that we will possibly get the title to, but they also have mortgages. We will rent them and recover as much money as we can before the bank forecloses. We are sandbagging the banks the same way as they did it to us for 18 months or more. We anticipate a recapturing of the fund we had to write-off due to the banks tactics. If the banks foreclose on the Association, we will let them have the units.

Chillers

We are accumulating a war chest so we can put new chillers in without an assessment. We are getting close to finishing the projects, and that's when we can start the chiller process. We need to be proactive and not reactive to the chillers that air condition out building. After 25 years, they are tired and on their last leg and need to be replaced. If they fail in the summer, we will be without air conditioning for about 3-5 weeks. We are getting prices for the replacement of a unit that will handle the whole building with energy savings that will pay us back in approximately 4.1 years. We have \$200,000 toward the \$400,000 cost. We will not assess for this, but arrange a two year payout or borrow the funds from ourselves.

Parking Access Control:

We are getting ready to install the traffic control arm in the front of the entrance gate to the garage. The electric work is being completed and then we will have the traffic control arms installed.

Parking and Transponders

Once the new garage and parking system are operational and all cars are fitted with the new transponders and decals, the remote control units will be disabled. At the time any car is found in the unit owners parking area without any ID or if a unit owner is parked in a space other than their own, their car will be towed without notification, at your expense. If a unit owner doesn't use their parking space for their own car, they can rent it to their unit owner only. If they have an aide, they can temporarily let the Association rent it to another unit owner and the aide can park in our valet area at no cost. If you are not a unit owner, you cannot park in our garage or open area that is designated as exclusive use common areas.

If you purchase a new car and scrape the transponder off of the old car, we will give you a new transponder for free. If we do not receive the transponder back, we will charge \$100 for a new one.

Question and Answer

Q: Will we ever have a newsletter?

A: We are considering it, we need to put a committee together to arrange it. It will not be run by the building, it will be ran by the residents. No board members will be involved. Sy will assist in the starting of the committee.

Q: How we keep nurses aides and non-unit owners out of the garage?

A: You have to be a unit owner to park in the garage.

The meeting was ended at 8:07.

Respectfully submitted,

Sy Kessler,

Secretary