

# Condominium Association of Parker Plaza Estates, Inc.

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## **Meeting of the Board of Directors Wednesday, October 19, 2016 Minutes**

### **Call to Order**

The meeting was called to order by Vice President, Rosalie Caplan at 7:30PM.

### **Roll Call**

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 September 21, 2016 Meeting** Reading of minutes waived.

### **Motion to Approve the Minutes of September 21, 2016 Meeting**

Linda Lustig motioned to approve the minutes.  
Arlene Lippel seconded the motion.  
All in favor say ay.  
Motion to approve the minutes was passed by 7 votes.

Rosalie Caplan changed the order of the agenda to announce changes to the board of directors.

Robert Perlman motioned to nominate Homero Duque as a Director to the board.  
Bertica Robinson seconded the motion.  
All in favor say ay.  
Motion to accept Homero Duque as board director to the board was passed unanimously.  
Homero Duque was asked to join the board of directors.

Arlene Lippel motioned to nominate Rosalie Caplan as President of the board.

Linda Lustig seconded the motion.

All in favor say ay.

Motion to accept Rosalie Caplan as President of the board was passed by 8 votes.

Rosalie Caplan motioned to nominate Robert Perlman as Vice President of the board.

Linda Lustig seconded the motion.

All in favor say ay.

Motion to accept Robert Perlman as Vice President to the board was passed unanimously.

Robert Perlman motioned to nominate Bertica Robinson as Secretary of the board.

Linda Lustig seconded the motion.

All in favor say ay.

Motion to accept Bertica Robinson as Secretary to the board was passed unanimously.

### **Reports:**

#### **President's Report**

Deferred for the next meeting

#### **Treasurers Report**

William Gennaro stated that the financial report would be available next week. Those interested, please stop by the office and see him.

#### **Secretary's Report**

New owners and renters report

#### **Manager's Report**

Todd is out on sick leave.

#### **Old Business**

- **Fire Sprinkler Retrofit – 274 total opt out votes**

Linda Lustig motioned to waive the fire sprinkler retrofit installation

Rosalie Caplan seconded the motion.

All in favor say ay.

The motion was passed unanimously.

- **Update of Concrete Project**

Meeting with the Engineer is set for Thursday, October 27, 2016

#### **New Business**

- **Transfer of Money of the Flood Insurance Refund Funds**

\$463,706.00.00 transferrable amount

Robert Perlman motioned to transfer the money.

Linda Lustig seconded the motion.

All in favor say ay.

The motion was passed unanimously.

- **Selection and Approval of 2015-2016 Audit Firm**

Masters Company located in Davie, FL at \$3,800.00

GRG \$8,000.00

Stroemer and Co. \$10,000.00

Robert Perlman motioned to accept Masters Company to do the audit.

Bertica Robinson seconded the motion.

All in favor say ay.

The motion was passed unanimously.

- **Recreation Committee**

Four major areas for the pool were discussed:

1. 40 additional chairs @ 95.00/chair
2. New heater for the Jacuzzi was installed
3. Current lounge chairs being refurbished by our in-house maintenance staff
4. Steam rooms – Bath Fitters has been contacted  
Linda proposed to get proposals to tile
5. New gym area received very well by the resident – looking into getting more equipment
6. Donation clothes to the Haitian Relief Fund will be collected

## **Adjournment**

Bertica Robinson motioned to adjourn the meeting.

William Gennaro seconded the motion.

The meeting was adjourned at 8:12pm.

## **Good and Welfare**