

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors

October 20, 2010

At 7:30 p.m. in the Plaza Room

Call to Order:

President Don Pinkus called the meeting to order at 7:30 p.m.

Roll Call:

Present were: Alan Goran, Sy Kessler, Don Pinkus, Herb Shamlan, Robert Fisher, Johnny Pekats, Homero Duque.

Absent were: Carmine Tufano and Manny Lagonikos.

Reading and Approval of the Minutes:

A motion was made that the reading of the Minutes be waived. This was seconded and passed unanimously. The Minutes of the September meeting are available on line and hard copies are available in the office. A motion was also made that the Minutes be approved and this too was seconded and unanimously passed.

Treasurer Alan Goran explained that the Treasurer's Report had not yet been reconciled. He did however present the following abbreviated report:

Income: Ending September 30th:

Total Income:

MTD Actual \$ 68,594.47

MTD Budget \$ 22,716.63

YTD Actual \$4,828,312.87

YTD Budget \$4,766,720.00

Total Expenses:

MTD Actual \$ 213,188.82

MTD Budget \$ 301,607.93

YDT Actual \$4,015,010.74

YTD Budget \$3,944,359.00

Mr. Pinkus assured the audience that the figures presented by Mr. Goran were correct despite the fact that the auditors had not yet signed off on it.

Screening Committee: Mr. Kessler read the real estate report for this month:

October '10

1027	Lease	Palmer to Parent, Palmer & Knowlton	10/10/10 to 10/9/11
710	Sale	Montoya to Press	\$195,000 2Bconv
409	Sale	Dearwood to Kovalienko	\$195,000 2Bconv
227	Lease	Sherman to Zamora	10/22/10 to 10/21/11

Pool Committee: Johnny Pekats reported that all the lounge chairs have been properly cleaned. 20 new umbrellas have been installed. He went on to inform everyone that people who come to the pool early, place their yellow towels on lounge chairs and then disappear for hours, will be very surprised when their towels are removed and brought into the office. There will be no reserving pool chairs. When you arrive at the pool for the day, then and only then will you be allowed to select a chair. This is a new pool rule and it will be enforced.

Landscaping Committee: Mr. Pinkus thought since both Mr. Tufano and Mr. Lagonikos were absent this evening, we should have a minute of silence and listen to the flowers grow!

Social Club: Ruth Steinberg is back and received lots of applause! The plans for the social club include the Mad Hatters costume party, but those who do not wish to dress up are also invited! Under discussion and in the planning stage are the holiday party for the entire building when the tree is lit, and wine and cheese is served; the Welcome Back Snowbirds Party in early December; followed by the Pizza and Bingo Party. Then, of course, there will be the gala New Years Party complete with entertainment and food. As plans solidify we will report them to you and post them as well. We anticipate an exciting season!

Advisory Committee is meeting next Friday and will report after that.

Grievance Committee: Mr. Lustig reports that there are 3 items before the committee, all parties have been notified and the meeting will be held on Thursday, October 21st.

In Memoriam: Mr. Kessler happily reports that there have been no deaths to report for this month.

Surface Water Injection Wells: Robert Fisher once again explained the difficulty and possible extreme expense this project could have evolved as. But the problem of pressure and the need of pumps and backup generators to support the pumps in case they fail has been solved. We will have 3 wells instead of 2 and they will not be drilled as deeply therefore they will not need pumps. The plans are being finalized, then the permits will be obtained and after that it is a matter of doing the work.

Mr. Pinkus took the floor and to make the following reports:

Sprinkler System: On the 25th the second portion of this three year contract will begin. The last third will be performed next year. At the end of this project the sprinklers, fire alarm and cable lines will be enclosed in the specially designed soffit.

Fire Alarm System: This project is moving along on schedule. We are working on the 12th floor. Once the project is complete and the annunciators are installed residents will know exactly what is going on, if it is a false alarm or whether to evacuate the building.

Criminal Case: We are negotiating with one of the defendants and have been asked by a second defendant to begin negotiations with him. We are looking toward a November 2010 trial date with the third defendant. As part of these negotiations the defendants will turn states evidence. This evidence will lead to other facts which were not disclosed in the past. Once these new facts have been validated, we will have new avenues of investigation. Reimbursement and the turning of states evidence is a better solution for us then everyone just being put into prison.

Chillers: The extensive repair we made to both chillers is holding up nicely. With crossed fingers this will continue until we can budget for a new chiller. According to our calculations a new chiller will pay for itself in three years and be energy effective. We are now working on the regulation of the hallway temperature so that it can be made more comfortable.

Financial Status: Thanks to the incredible efforts of Regina, our office manager and bookkeeper, our attorney, James Govin and the hard line stance of this board, we are collecting a greater amount of maintenance defaults than we anticipated. To date the outstanding amount is approximately \$170,000 down from \$265,000. There are 9 foreclosures in the building and 7 apartments with liens against them. One for these apartments, which has been vacant for about 3 years, may become ours. Recently there was a test case in which a liened unit was awarded by the court to the association. We are in the midst of investigating this possibility and will keep you informed.

Money Management: We are opening money market accounts in five different banks with balances not to exceed \$250,000 each. The FDIC will revert back to insuring up to \$250,000 after the first of the next year. We will use money market accounts in order to remain liquid despite the low interest rate. We opened the first of these accounts with Wachovia.

Delinquent Payments: The following statements are directed exclusively to those unit owners who complain about getting letters stating they owe as a little as \$4 or as much as \$20,000. These people say we should not turn the debt over to the attorney for collection. In response to them I plainly say: **“Stop being a dead beat and pay your debts, you incurred them and now you want every unit owner to chip and pay them.”**

New Condominium Statute: According to the new FS 718 we can refuse the usage of non-exclusive common areas such as the pool and the gym to unit owners who are 90 days behind in any monies owed to the association. There are a few reckless owners who are coming into the office and complaining. They are upset and acting out because we are enforcing this new law.

Cable TV: After receiving 3 proposals and comparing apples to apples we have finally selected Comcast as our cable provider. We asked them for certain concessions and they gave us everything we asked for. At first we were not happy with their attitude but after negotiating for a while they changed their tune so we signed a three year contract with them. Our current contract is over in August of 2011 and that is when the new three year contract will begin. We signed for only 3 years figuring that by then AT & T will be in the game. Once the competition is greater, these companies will become hungrier for contracts and become more accommodating.

Note: All contracts and proposals are in the office and available for your review during office hours should you chose to read them.

Parking Control: Because of wide spread disregard for our parking regulations, the board has decided on the following course of action: (1) All gates will be equipped with a transponder sensor. The transponders will be supplied to unit owners at **no cost**; (2) Each vehicle will be given a transponder that will be attached to the windshield much like a mini-sunpass. The transponder is the size of a business card and its field of vision is about 35 feet and 120 degrees; (3) If the transponder is removed it will de-activate itself; (4) The transponders will allow access only to the area in which the vehicle has assigned parking; (5) Valets will no longer have the ability to open the gates; (6) If your transponder does not work or if you have a rental car, office personnel will issue and install a new transponder at no cost to you. If you arrive on a weekend or holiday you will be given a parking ticket, this ticket may be exchanged for a transponder when the office opens. Again, there will be no charge to the unit owner. Remember only office personnel can issue and install transponders. If people begin to collect transponders saying they need one for another car which is at another location etc. and we see people are trying to circumvent the system, we will make the cost of purchasing transponders very high.

Washing Machine Contract: We are considering the proposal made by CoinMach, our current vendor, for our new machines. They will supply new front loading, energy and water efficient models. They will operate on SmartCards not coins. Each unit owner will receive a card with a \$5 credit on it at no charge. We will install machines in the mail room, these machines will accept \$5 bills, \$10 bills and \$20 bills and the SmartCard can

be refurbished at any time. The old front loading machines cost 85 cents to operate for the water, gas, electricity etc. and our monthly pay back was \$1,440 which is at a loss. The new machines will cost us 42 and ¼ cents to operate and that constitutes a profit of five to seven thousand dollars a year.

Plaza Room Kitchen: The remodeling of the kitchen in the Plaza Room is 80% complete and we invite you to stop by and give us your oo's and ah's! All new cabinets, walls, sinks and counters have been installed. The electric has been updated and additional refrigerators and micro waves will be installed. We think our maintenance department did a first class remodel job.

Concrete Umbrellas at the Pool: The concrete umbrellas on the north side near the wall of the pool are rusting at the base and the bases are cracking. This poses a potentially dangerous situation so we will demolish the first umbrella closest to the ocean and replace it possibly with a trellis which will be covered with vines and flowers. According to Bob Fisher and Tony Gonzalez all the umbrellas are in poor condition. They are not structurally sound and eventually all will need replacement. The plan is to take the worse ones first and proceed that way.

Roof Concrete Structure: We have begun repairing the concrete structure on the roof which was damaged during the last hurricane. This work will take about a month or so.

Open Discussion: Commentary included the possibility of a different way to keep track of how the exterminator works. The exterminator has a contract. He comes every Monday morning and anyone needing the exterminator should call the office and be placed on the list. Further discussion spoke to the friendliness of the security guards and if they should refrain from conversation with the residents. Lastly comments were made regarding laundry cards.

A motion was made to adjourn the meeting, it was seconded and carried.

Respectfully submitted,

Sy Kessler
Secretary, Board of Directors
Parker Plaza Estates

