

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Board of Directors Meeting
Wednesday, October 21, 2015
7:30 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:33 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 Absent
Homero Duque – Secretary
Eberto Ortiz – Treasurer Absent
Robert Fisher – Director
Alan Goran – Director
Isaak Sher – Director
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

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

Approval of previous meeting minutes:

- Board meeting Minutes for 10/13/15

Approval of minutes was postponed until the next Board meeting for corrections

New Business

- **Board Behavior and Accountability:**

A discussion was held on Board responsibility and involvement for the Association. The discussion was led by Board Member, Rosalie Caplan. Items discussed were transparency, preparation, cooperation, and accountability. Also discussed was a disturbing incident possibly involving a member of the Board of Directors. Resident discussion followed. Board members did not comment. President, Ramon Mejido stated it was not a board issue.
- **Grievance Committee Board Issue:**

Arlene Lippel, chairman of the Grievance committee spoke about the work of the committee in reviewing the rules and regulations for the building. They should be ready for Board review and comment soon.
- **Construction Noise in Building:**

Board member, Isaak Sher spoke concerning the noise that is generated in connection with all of the remodeling and repair projects going on in the building. President, Ramon Mejido commented that he wasn't sure how you can do construction without noise, but was open to suggestions.
- **Bulletin Boards placement and use:**

The issue of placement of bulletin boards in the main lobby was discussed. No changes to the current placement or additions were considered.
- **Wristband and security coverage for seasonal dates:**

Item discussion postponed to a future meeting.
- **Hallway Exit doors security and use:**

A discussion was held on the proper function of the hallway exit doors on each floor. The locks currently allow re-entry to the hallways, but the signage on the doors alludes to re-entry only being available at the lobby level. No change was adopted and the function will remain the same as currently operating.
- **Commercial Rental approval for unit #101:**

The lease approval for unit #101 was discussed.

A motion was made by Secretary Homero Duque, to approve the lease as written for Unit #101. A second was made by Board member, Rosalie Caplan, and the motion passed unanimously.
- **Logo:**

A copy samples, of the proposed Parker Plaza logos were shared with the Board. Once

a selection is made, these can be used for shirts, signs and stationary. Board members will review and get back with manager on selection.

- **Cable contract renewal process:**

A discussion of the contract renewal process for our cable was held. A suggestion from the manager to bring in a company that specializes in cable contract negotiations to speak to the Board of Directors was agreed upon.

Old Business:

- **Child play area:**

The manager gave an update that our insurance carrier has arranged to have a pre-binder inspection of the area. This will help us estimate costs and liability before making a final decision on how to proceed.

- **Review suggested changes to approved proxy questions:**

A revision to one of the proxy questions that was adopted at the last meeting was suggested.

A motion was made by President, Ramon Mejido to amend the proxy question to reflect the following:

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? To further protect the integrity of this action, if a single vendor or contractor is providing the same service, multiple times in a given fiscal year, the cost of those services may not exceed \$5,000.00 per the above amendment. This prevents the practice known as bid splitting.

The motion was seconded by Secretary, Homero Duque, and passed unanimously.

Committee Reports:

Events Committee:

A report was given by the Events committee chairperson, Olga Mikhaylov. She spoke about the plans for the Holiday event to be held on December 19th, 2015. More information is to follow.

A motion was made by President, Ramon Mejido to adjourn the meeting at 9:33pm. The motions was seconded by Board member, Rosalie Caplan, and passed unanimously.

The next meeting will be held on Wednesday, December 16th, at 7:30pm.

