

# Condominium Association of Parker Plaza Estates, Inc.

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## **Special Meeting of the Board of Directors Wednesday, October 26, 2016 at 2:00pm Minutes**

### **Call to Order**

The meeting was called to order by President, Rosalie Caplan at 2:00PM.

### **Roll Call**

Rosalie Caplan, President  
Robert Perlman, Vice President  
Bertica Robinson, Secretary  
William Gennaro, Treasurer  
Linda Lustig, Director  
Arlene Lippel, Director  
Robert Fisher, Director  
Simon Sherman, Director  
Homero Duque, Director

### **Proof of Notice**

Properly posted.

Change order of the agenda to discuss the Inertia pads first.

1. Discussion and possible vote on replacing inertia pad for the condenser water pumps.  
Linda Lustig motioned to have them replaced.  
Bertica Johnson seconded the motion adding to receive 2 other bids other than Cool Breeze to see if they are competitive.  
  
Emil to obtain other proposals.
2. Discussion and possible vote on Lower lobby flooring and refinishing and waterproofing steam rooms

### **Lower Lobby**

Pressure cleaning to be done first prior to replacing tiles.  
New tile tabled.

Bob Perlman reported that 40 chairs had previously been approved for purchase. 2 designs available. The square shaped arm chair has been decided. The color to be decided.

Linda Lustig motioned for all white chairs.

Bertica Robinson seconded the motion.

The motion passed for all white chairs.

### **Steam Rooms**

Lifetime guarantee by Bath fitters. 5 year warranty on material and labor.

Robert Perlman motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 4:03pm.

## **Reports:**

**President's Report**

**Treasurers Report**

**Secretary's Report**

### **Old Business**

- **Update of Concrete Project and Pool Restoration**  
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 on Engineer Reserve Study**  
Meeting with the Engineer is set for Thursday, October 27, 2016
- **Elevator Completion Update**  
Tentative inspection date of November 29<sup>th</sup>.

### **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.

Arlene Lippel seconded the motion.

The meeting was adjourned at 9:pm.

## **Good and Welfare**