

# Condominium Association of Parker Plaza Estates, Inc.

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## **Meeting of the Board of Directors Wednesday, November 15, 2017 at 7:30pm Minutes**

### **Call to Order**

The meeting was called to order by Vice President, Rosalie Caplan 7:32pm.

### **Roll Call**

Rosalie Caplan, Vice President

Bertica Robinson, Secretary

William Gennaro, Treasurer

Robertino Asaturyan, Director

William Chaiken, Director

Linda Lustig, Director

Donald Pinkus, Director

Not Present: Robert Perlman, President

Robert Fisher, Director

### **Proof of Notice**

Notice properly posted.

Rosalie Caplan asked for a motion to approve the minutes of the board meeting on October 18, 2017.

Bertica Robinson motioned to approve the minutes from the October 18<sup>th</sup> meeting.

Linda Lustig seconded the motion.

Roll Call

The motion was approved unanimously.

### **Secretary's Report**

Bertica Robinson presented an update on the concrete and pool project. Three important points:

1. The quality and integrity of the repairs to the pool will not be compromised in order to rush and finish the pool. At this time, the pool will not be ready for Christmas.
2. The reason for doing the pool now is that the balconies on the east of the building are being repaired. It would make sense to work on the pool while the east is being repaired as one team is on the building while the other team is working on the pool. Delays were eminent due to Hurricane Irma.
3. The jacuzzi has extensive damage and we are waiting on the cost of repair or complete replacement.

4. Residents that will be doing any flooring, purchase additional flooring or stop at 3 feet from the sliding glass doors, or it is recommended that they wait for their balcony repair to be finished. This is in case the damage to the balcony extends into the unit from the balcony glass doors.

### **Treasurer's Report for October presented by William Gennaro:**

William Gennaro introduced the new Bookkeeper, Faina Kulinets, who was in attendance.

#### Year to Date Income

Income YTD \$1,227,534.00

Budget \$1,263,284.00

Under Budget by \$35,750.00

26 units have not paid their October maintenance.

#### Year to Date Expenses

YTD Expenses: \$321,875.00

Budget \$382,494.00

Under budget by \$60,618.00

Operating Account: \$1,127,792.00

Payroll: \$97,578.00

Money Market: \$63,768.00

Special Assessment Fund for the Elevators: \$191,071.00

New Special Assessment Fund Total Collected: \$1,395,231.00

### **Committee Report**

Geta Yurovitsky presented.

December 12<sup>th</sup> – Jubilee Chorus will be performing in the Main Lobby.

December 16<sup>th</sup> – Holiday Party in Plaza Room – Tickets will be sold @ \$25.00 (first come, first serve)

December 31<sup>st</sup> – New Year's Eve Party – Tickets will be sold @ \$55.00 (first come, first serve)

All tickets will be sold by the Events Committee at the Events room located in the Main Lobby.

### **OLD BUSINESS**

#### **Renewal of Employee Insurance**

The insurance for employees has come up for renewal. Our current broker has suggested we change from the current plan Avmed to the Aetna plan, which is less in cost and provides better coverage.

Rosalie Caplan asked for a motion to accept the new employee insurance.

Bertica Robinson motioned to accept Aetna as the new insurance plan for employees.

William Gennaro seconded the motion.

Roll Call

The motion passed by 7 votes.

### **Bright Brass Proposal for Refinishing the Elevators**

Linda Lustig proposed that we redo the refinishing of the brass. The brass would be polished as much as possible

It would take about 6 days to do the work and would last for 2 years.

Board discussion.

Linda Lustig motioned to do all 6 elevator cabs

There was no second motion.

Linda Lustig motioned to do the 4 passenger elevator cabs and the freight elevators at a later time.

William Gennaro seconded the motion.

Roll Call

3 Yes votes

4 No votes

The motion did not pass.

### **NEW BUSINESS**

#### **Ratify the Application of Delinquency Fees**

William Gennaro presented. We have been advised by the association attorney to follow section 718.116 Florida Statutes concerning any payments received by the association should be applied as follows:

1. The money will be applied to any interest accrued on any outstanding debt an owner may have.
2. Late fees
3. Any cost in reasonable attorney fees incurred in collection of that money.
4. Delinquent maintenance payments and delinquent special assessment payments.

Moving forward, we will be following the above steps.

Donald Pinkus motioned to ratify Florida Statute 718.116

Bertica Robinson seconded the motion.

The motion was approved unanimously.

#### **Balcony Floor Color Selection**

Bertica Robinson presented two paint color samples for the balcony floors. One color is grey and the other color is beige. The “default color” chosen will be the paint color automatically placed on balconies, unless the unit owner chooses the other.

Bertica Robinson motioned to choose the grey color as the default color for the balconies.

Rosalie Caplan seconded the motion

The motion passed by 7 votes.

Samples were provided on the color of the building column as well as the railing color.

### **Column Color**

Bertica Robinson motioned to choose the blue color which was on the survey.

Rosalie Caplan seconded the motion.

The motion passed by 7 votes.

### **Railing Color**

It was mentioned that there are 8 painted railings on the south west in front of the building. The color of the railing is from the combination rendering that was chosen by the residents from the survey.

Board discussion

Bertica Robinson motioned to vote on the color of the railing from the survey, Temple Star.

Rosalie Caplan seconded the motion.

The motion passed by 4 votes.

Abstained: 1

### **Good and Welfare**

### **Adjournment**

Donald Pinkus motioned to adjourn the meeting.

Rosalie Caplan seconded the motion.

The meeting was adjourned at 9:15pm.