

Condominium Association of Parker Plaza Estates, Inc.

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Meeting of the Board of Directors Wednesday, November 16, 2016 Minutes

Call to Order

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

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
Not Present: Homero Duque, Director

Also present: Emil Marcu, Parker Plaza Building Engineer

Proof of Notice

Properly posted.

Reading of Minutes October 19, 2016 Meeting Reading of minutes waived.

Motion to Approve the Minutes of October 19, 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 8 votes.

Reports:

President's Report

Treasurers Report

Year to Date Actual Income:

Income- MTD Actual- \$1,227,725.00 under budget by \$2,800.00
MTD Budget-\$1,230,528.00

Expenses-MTD Actual- \$285,329.00 under budget by \$65,279.00
MTD Budget-\$350,617.00
YTD Actual- \$4,281,596.53 over budget by \$219,771.63
YTD Budget-\$4,061,824.90

Bank Account Balance - Operating Accts: -\$691,131.00
Payroll- \$24,172.00
Money Market- \$463,719.00

Secretary's Report

Committee Report

Old Business

- **Update of Concrete Project and Pool Restoration**
Emil presented his update.
- **Update on Engineer Reserve Study**
GAB was in the building and doing the inspection and took pictures.
- **Elevator Completion Update**
Tentative inspection date of November 29th.

New Business

- **Fine #426 for failure to comply with rules/misconduct/use of profanity**
Arlene Lippel motioned to fine #426
Bertica Robinson seconded the motion.
All in favor say ay.
The motion was passed by 8-0 votes, 1 absent.
- **Changing the dryer time from 45 to 60 minutes**
Bertica Robinson motioned to change the dryer time from 45 to 60 minutes.
Robert Perlman seconded the motion.
All in favor say ay.
Abstained: Robert Fisher, Linda Lustig, Simon Sherman
Yes votes - Rosalie Caplan, Bill Gennaro, Arlene Lippel, Robert Perlman, Bertica Robinson
The motion was passed by 5 votes, 3 abstained, 1 absent.

- **Emotional and Support Animal ID Tags**
Robert Perlman motioned to charge an administrative fee of \$5.00.
To obtain legal counsel if the fee can be charged.
Tabled subject to legal counsel.
- **Escrow maintenance deposits for units after the year 2011**
Tabled pending further research from the attorney.
- **Vote on Additional Gym Equipment**
Tabled
- **Location of Ping Pong Table**
Tabled
- **Vote on Lower Lobby Flooring – Discussion and Possible Revote**
Linda Lustig motioned to do the tile in a diagonal.
Bertica Robinson seconded the motion.
Abstained: Simon Sherman, Robert Fisher
No vote: Arlene Lippel
Yes vote: Rosalie Caplan, Robert Perlman, Bertica Johnson, Bill Gennaro
- **Chiller Room – replace/enhance noise reduction in ceiling**
Tabled pending obtaining 3 proposals.
- **Organizing the Maintenance Committee**
New maintenance committee will be formed. Simon Sherman to head

Adjournment

Linda Lustig motioned to adjourn the meeting.
Arlene Lippel seconded the motion.
The meeting was adjourned at 9:30pm.

Good and Welfare