

**Condominium of Parker Plaza Estates, Inc.**

Meeting of the Board of Directors  
November 17, 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, and Carmine Tufano.  
Absent was: 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 October 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.

The Treasurer's Report by presented by Alan Goran as follows:

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*October-10*

INCOME RECEIVED AS OF October 31, 2010

Income Received	\$ 1,162,850.23
Monthly Budgeted Amount	\$ 1,158,038.36
YTD Income Received	\$ 1,162,850.23
YTD Budgeted Amount	\$ 4,855,220.00

EXPENSES PAID AS OF October 31, 2010

Actual Expenses	\$ 601,364.15
Monthly Budgeted Expenses	\$ 605,344.96
YTD Actual Expenses	\$ 623,313.16
YTD Budgeted Expenses	\$ 4,855,220.00

BANK BALANCES AS OF October 31, 2010

Wachovia Money Market	\$	250,030.12
Wachovia Checking Account	\$	100.00
Suntrust Escrow (Rentals)	\$	86,854.33
Banco Escrow (Contractor)	\$	8,633.97
Banco Small Expense	\$	1,949.20
Banco Money Market OP	\$	19,262.91
Banco MM Escrow (Rentals)	\$	2,262.75
Suntrust Signature Advantage	\$	96,985.44
Banco Operating	\$	572,032.12
Banco Payroll	\$	1,503.49
Suntrust Money Market	\$	330,035.93
Suntrust Payroll	\$	4,911.35
Suntrust - Fire Sprinkler/Alarm	\$	100,000.00

DELINQUENCIES AS OF October 31, 2010

\$ 249,955.14

WRITE-OFF AMOUNT AS OF October 31, 2010

\$ 4,182.38

Items to note:

Maintenance contract will include maintenance payroll

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	80,935.22	79,753.31	(1,181.91)
TOTAL BUILDING MAINTENANCE	34,595.79	18,050.00	(16,545.79)
TOTAL FIXED CONTRACTS	94,326.87	104,316.67	9,989.80
TOTAL PAYROLL, TAXES, BENEFITS	28,840.27	28,924.99	84.72
TOTAL SPECIAL PROJECTS	80,769.22	102,500.00	21,730.78
TOTAL UTILITIES	83,807.64	80,799.99	(3,007.65)
TOTAL LOAN INTEREST	141,938.15	141,000.00	(938.15)
TOTAL ADJUSTMENT (INS, ETC)	56,150.99	50,000.00	(6,150.99)
TOTAL EXPENSES	<u>601,364.15</u>	<u>605,344.96</u>	<u>3,980.81</u>

Notes: Payroll - Maintenance is not a budgeted line item. However, to reduce expenses,  
A maintenance payroll has been added and the amount will reduce the maintenance

contract expense

- B The audit for the fiscal year ending September 30, 2010 is in process which may require October to be restated. Expenses that may have been incurred prior to September 30, 2010 may require an adjustment in last year and this year.

**Screening Committee:** Mr. Kessler reported that there were no screenings during this period.

**Pool Committee:** Mr. Pekats reported that Bill Beltran has now become part of the Parker Plaza staff. He will work weekends and of course he is fully qualified on all aspects pool procedure. He is also bi-lingual.

**Landscaping Committee:** Mr. Tufano reports that the poinsettias will be purchased next week. The problem of the insects destroying some of the trees has been rectified, and all is well again.

**Social Club:** Ruth Steinberg reported that on November 28<sup>th</sup> “Steve Shane and The Legends” will entertain. Ellie Pinkus who has a personal relationship with the group described what a fun trip down memory lane this event will be. Tunes from the 40’s, 50’s, 60’s and maybe a little 70’s will be played. This will certainly be an up beat and enjoyable time, and the cost is only \$10 per person, refreshments will be served. Ms. Steinberg continued reporting about the December 1<sup>st</sup> Lighting Party, when the Hanukkah lights and the Christmas Tree lights will be lit, wine and cheese and cookies will be served; Tony and Tommy will play music; everyone is invited to this free event. On Saturday, December 11<sup>th</sup> there will be the Welcome Back Snowbirds Party. On Monday, December 27<sup>th</sup> The Mummies are coming back. Everyone really enjoyed them last year. On Wednesday, December, 29<sup>th</sup> there will be the Family Pizza Party and finally at the end December is the gala New Year’s Eve Party with great entertainment. We are still working on the menu and assure everyone it will be delicious! Homero Duque told the audience that Zumba is being held on Tuesdays at 7 p.m. and on Saturdays at 11:40 a.m. The Pilates/Yoga activity to be held on Thursdays at 7 p.m. still is signing people up. The cost for these activities is \$5 per person.

**Advisory Committee:** A committee composed of unit owners only has been formed. The Committee’s task is to investigate and advise the Board of issues which occur in the building and environs and become concerns. One such issue is the over crowding at the pool during holidays and by people who may not have any business being at Parker. Both Emma and Jose Sardina have been instrumental in coordinating this effort. The following is the fruit of their labor which Mr. Kessler read to the audience and which will also be distributed to all residents.

## **THANKSGIVING WEEKEND 2010**

In the interest of **safety, comfort and enjoyment** of residents and guests and in order to eliminate use of the pool facilities by people who gain unauthorized entry to our property, a new procedure has been put in place for all major holidays effective September 4, 2010.

### **For Thanksgiving Weekend: 11/25 – 11/28.**

- Wristbands will be necessary for entry into the pool area for both residents and guests.
- Access to the pool will be limited to 2 points of entry – the door from the north tower and the gate from the beach. All other gates will be temporarily closed to traffic. Security will be posted and will check wristbands at these 2 access points.
- Security Personnel will be increased to ensure compliance.

How to Get Your Wristband: (this will apply for major holidays only)

- Residents must pick up their permanent white wristband at the front desk, at anytime from November 23 through November 28. Please keep it in a safe place for future holidays.
- Residents must accompany guests for registration at the front desk. Otherwise, guests can go to the front desk and Security will call the residents at their local phone for confirmation. The number called must be the one filed with Security. Guests' wristbands will be a different color.
- If you find a "lost" wristband, return it to the desk. If you lose your wristband on the beach you will need to go around the building using public access at the north side of the property.

### **Friendly Reminders:**

- before entering the building, please dry off and be sure to wear an appropriate bathing suit cover-ups and footwear.
- Yellow towels must be used on lounges. Towels for guests can be rented at the Pool Office.
- Food must be consumed in the Food Court only.

Residents and guests must be aware of and compliant with all rules pertaining to the pool, beach access and egress and they must maintain the general order and decorum of Parker Plaza.

After the **Thanksgiving Holiday**, we would appreciate your feedback – what worked, what didn't, and alternative suggestions. Your written comments may be dropped off at the office marked for the Pool Advisory Committee.

**Our goal is to make the holidays at Parker Plaza enjoyable for all!**

The pool closes at 11 p.m. and Security will keep a hawk eye it afterwards all night to prevent the “late night” in-appropriate activity which occurred at the pool last year.

**Grievance Committee:** No one was present to report.

Mr. Pincus explained the newly formed committee is composed of residents only, and will serve as an in-partial body created to listen to both sides of a problem and decide on a course of action. Chapter 718 now states infractions of the rules must be presented to a Grievance Committee before fines can be levied to residents who do not comply. The Board will listen to the remedies of the committee and not dispute them unless they seem totally unreasonable.

**In Memoriam:** Mr. Kessler reported that Julius Young of unit 1505 passed and asked everyone stand for a minute of silent respect.

**Surface Water Injection Wells:** Bob Fisher reported that the drawings for the 3 wells are in progress, and should be completed shortly. The re-designed wells will not operate with pumps or electricity; they will work with gravity and will be maintenance free except for cleaning every 5 or so years. The reason the progress is so slow is partially because of how the building department works. Hopefully the next phase of this project, the building of the wells, will begin shortly.

**Sprinkler System:** Work has resumed on the fiscal year 2010 and 2011 section of the contract. The third section now remains.

**Fire Alarm System:** This project is on schedule. They are wiring and installing annunciators in each unit. Work on the 14<sup>th</sup> floor is being performed.

**Parking Access Control:** This new system should be in operational within 30 days. To reiterate regarding the system: Because of the 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 you rent your unit, the transponder will be deactivated and the renter’s car will receive a transponder. (7) 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.

**Concrete Repairs:** The concrete repairs to the roof are coming along nicely and may very well be completed within 2 to 3 weeks leaving us with a sturdy structure.

**Window Cleaning:** The windows of the entire building are undergoing the semi-annual washing so if you see a man outside your window dangling on a rope, he is only the window washer and not your “Prince Charming!”

**Concrete Umbrellas at the Pool:** All of the concrete umbrellas are rusting and beginning to crack at their bases. They pose a potential danger. Some of the umbrellas are braced to the wall for safety purposes. We will demolish the umbrella closest to the ocean first and then the others will follow. We will establish a committee to investigate how best to provide shade on the pool deck in an attractive fashion but this will not be until 2012.

**Commercial Office Renovation:** The commercial units are the beauty shop, the real estate office and the empty space in the rear. There are hundreds of empty office suites in the area so renting the space as an office was not happening. We therefore entered into an agreement with Hilmar Schuster to renovate the rear office into a 2 bedroom apartment. The cost to the association for this renovation is zero. The caveat is that while the space is being renovated, Mr. Schuster will pay no rent for the space while he operates his showroom there and does the renovation for the next 2 years. He will install marble flooring to the vestibule connecting all the three spaces and at no cost to Parker Plaza. Renovations will take about 2 years to complete. After the 2 year rent free phase Mr. Schuster will receive first right of refusal to rent and/or purchase the unit at the then going market price with the approval of the Board of Directors. We believe Parker Plaza stands to greatly benefit by developing this space.

**Cable TV Contract:** After comparing apples to apples among 3 TV cable providers we have again chosen Comcast. Our new three year contract with them begins in August. After negotiations they gave us a good price and a total of 170 channels. If you want to peruse come into the office and have a look.

**Washing Machine Contract:** We will probably go with CoinMach as the vendor for the new machines. They will supply front loading, energy and water efficient models. The washing machine capacity is 22 pounds, the old machines have a 13 pound capacity. The dryers will be able to dry the 22 pounds in one cycle. These machines will operate on SmartCards which the company will furnish to each resident and at no charge to us a credit of \$5 will be placed on each card. After that the card can be re-charged with five, ten and twenty dollar bills in a machine we will place in the mail room. There will be no need to every search for quarters again!

**Plaza Room Kitchen:** Only one remaining small corner counter needs to be installed and then the kitchen will be complete. There are new walls, cabinets, and sink. The electric has been updated and new refrigerators, stoves and micro waves have been installed. Stop by and see how nice this new kitchen is! We want to thank the ladies of the Social Club for their input and our Maintenance Department who did 97.8% of the work.

**Trash/Garbage Contract:** Waste Management has an automatic renewal clause in their contract. The price of the service went up an additional \$1,200 a month. According to Florida Law, Chapter 501.165 there has to be specific notice for automatic renewal of contracts if the cost of the contract goes up. Since our contract cost went up \$1,200 we are negotiating a new contract with Waste Management Company and with bids from the City of Hallandale Beach. These are the only 2 companies offering service in our area. These bids are available for your review.

**Money Management:** We are opening money market accounts with 5 different banks with balances not to exceed \$250,000 each. The FDIC reverts back to \$250,000 after the first of the year. This will insure our funds and is the right thing to do.

**Financial Status:** We are collecting a greater amount of maintenance defaults than expected. This is due to the diligent efforts of Regina, our attorney and the hard line efforts of the Board. To date the outstanding amount is about \$170,000 down from the \$265,000. Recently there was a test case in which a lien unit was awarded by the court to the association. We have a similar situation with a unit owing \$34,000 to Parker. We are in the process of attempting to obtain that unit and we will then sell or rent it depending upon what is best at the time.

**New Condominium Statute:** According to the new 718 we can refuse the use of non-exclusive common areas to unit owners who are 90 days behind in any monies owed to the Association. "For the few reckless people who react to the enforcement of the statute for the good of all unit owners, I would like to thank them for their reaction to this law, it proves that they have no regard for their fellow unit owners, the law, the elected Board of Directors who have the task of enforcing the condominium documents, State Laws and Florida Statutes governing condominiums".

**Criminal Case:** We are negotiating with the defendants, if there is no settlement by December 16, 2010, the Assistant State Attorney said, "the court will set a date certain for the trial".

**Flood Insurance:** We have purchased at \$2,600 the additional flood insurance in order to satisfy the requirements of banks for financing and refinancing units in our building.

**Open Discussion:** Most comments concerned the commercial unit and the development plans in place. Because the condo documents may consider this a common element it will require a 75% vote in favor in order to sell the space as a 2 bedroom unit. Mr. Pinkus assured everyone that all necessary permits and plans will be in place for the development of the unit. Already the kitchen permit was obtained and developed. Concerns regarding the legality of the space were raised and everyone was assured the Board has checked the legality of it all with the attorneys before beginning the project.

Lastly, Ruth Steinberg thanked the Social Club ladies and Homero Duque, who during her absences did the work

A motion was made to adjourn the meeting – it was seconded and passed unanimously.

Respectfully submitted,

Sy Kessler  
Secretary, Board of Directors  
Parker Plaza Estates

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