

**Meeting of the Board of Directors  
November 19, 2013  
8:26 P.M. - The Plaza Room**

**Call to Order**

Meeting was called to order by President Phil Snyder  
at 8:26 P.M.

**Roll Call**

Isaak Sher, Don Pinkus , Phil Snyder ,Homero Duque, Bill Gennaro, and Robert Fisher.

**Reading/ Approval of Minutes**

Phil calls a motion to waive reading of Minutes for September 18, 2013 minutes.

Bill makes a motion to waive the reading of the minutes.

Seconded By: Homero Duque

Phil calls for a motion to approve the minutes of September 19, 2013 meeting.

Homero makes the motion to approve the minutes

Bill seconds the motion to approve the minutes.

All vote in favor of approving the minutes. The minutes are approved.

## **TREASURER'S REPORT**

October 2013

### Treasurer's Report

#### Income:

Income Received	1,217,032
Budget	1,198,610

Year to Date figures are the same as monthly figures since October is the first month  
Of the new fiscal year.

Over budget by \$18,421 or 1.5%

#### Expenses:

Total Expenses:	626,947
Budget:	587,403

month Year to Date figures are the same as monthly figures since October is the first  
of the new fiscal year.

Over budget by \$39,544 or 6.7%

#### Income vs. Expenses:

1,217,031 (income) minus 626,946 (expenses) = 590,085

Expenses were 51.5% of income.

## **Sales and Leases**

### **Sales and Leases:**

Sale 423	George & Deborah Gilchrist	\$400,000.00
Sale 424	Ayzik & Tamara Kalmanovich	\$310,000.00
Sale 915	Massif Central, LLC / Luis Piribey Bacigalupe	\$328,000.00
Sale 1105	Dmitry Shutov	\$295,000.00
Sale 1601	Ella Bernshtam	\$205,000.00
Sale 1721	Bruno Sperduti	\$365,000.00

### **Lease:**

Unit 324	Jeffrey Warshaw
Unit 2216	Gonzalo & Anna Dominguez

## **In Memoriam**

Aleksander Bokk of Unit 627 passed away 10-27-13

Longtime resident (25 years) Irene Gilberman passed away 9-24-13

## Committee Reports

Pool Committee:  
Nothing to report

Landscaping Committee:  
Nothing to report

Entertainment Committee:  
We would like to announce the Lightening of the Menorah and Christmas Tree on November 30, at 7:00pm in the Main Lobby. Refreshments and Music will follow in the Plaza Room.

Holiday Security Committee:  
We will be having a Holiday Bazaar on December 15, from 12:00pm – 4:00pm in the Plaza Room. Several Vendors will be attending. We will also have a cook out by Unlimited Café at the pool area.

Grievances Committee:  
Nothing to report

Presidents report:

- The reheat project is finally in progress.
- Regarding the 40 year recertification: Batista & Associates have completed the inspection and the primary report is positive. No major structural or electrical changes are needed at this time.
- The Soffit Project is completed and done within budget. The results are excellent.

- The Pool: New umbrellas and chairs have been purchased. We should be receiving them very soon.
- Landscaping is a continuous process. Presently more flowers have been planted to beautify our building.
- The cleaning up of the electric wiring in the garage by our employees is still in progress, the work is 50% completed.
- Flood insurance: We are making every effort to overturn FEMA's Decision to modify the flood zones our building stands on. Please bear in mind that if we are not able to convince FEMA to our original zoning, the Parker Plaza will be liable for approximately an additional \$260,000 on our Flood Insurance premiums.
- The Mini Store, AKA Unlimited Store Café is open! They are offering coffee, pastries, sandwiches, sodas, and other refreshments such as wine and beer. The store also maintains an inventory of convenient items such as milk, bread, etc. Thus eliminating trips to Publix and other stores for these items.

### Finally!

This is important!

For the safety and welfare of all our unit owners: A set of every unit keys must be submitted to our Security Department. It's part of our Rules and Regulations!

This is for your benefit, your neighbor's as a whole benefit, in the event of an emergency such as gas leaks, water leaks, etc., and there is no one available to open the unit door.

Please be aware that to date over a good many years there has never been an incident of un-lawful entries to any of our 520 apartments by any person having access to the Security office duplicate set of apartment keys.

Lastly!

Please note: In the event our Security has to enter an apartment for an emergency and does not have a set of keys for that unit, Security has the right to

use any means necessary, to enter the unit, and i.e. break down the unit door. This will be at the unit owner's expense. Therefore it is incumbent that those owners who, to date, have not submitted a set of keys to the Security Department do so as soon as possible. Thank you.

A few of you have asked for some explanation on why the plat for 2000 Ocean Drive has been moving along ahead of the site plan approval process.

First, as you know, the plat is just a way to establish a legal description of the property in the public records and assure vehicular and pedestrian access to public right of way. In addition, Broward County uses the platting process as the way to assess impact fees based upon a "plat note" which is a use restriction. Since the platting process must go through review and approval by the City Commission and the County Commission it is a very lengthy process. Where, as in this case, the land use and zoning currently permit the use requested in the plat note (64 residential high rise units "high rise" per the county code means any residential building with 8 stories or higher) we typically move the plat along at a separate schedule ahead of the site plan approval. The plat approval does not involve any design issues nor grant any design related approval.

Please let me know if you have any other questions regarding the platting process. Also, we continue to be ready, willing and able to meet with Parker Plaza Board and get a mutually beneficial understanding between the parties.

Phil called for a motion to adjourn the meeting.

Homero makes the motion to adjourn.

Isaak seconds the motion.

Meeting was adjourned at 8:56 PM.