

**Meeting of the Board of Directors  
November 28, 2012  
7:30 P.M. - The Plaza Room**

**Call To Order**

Meeting was called to order by President Barry Lustig at 7:30pm

**Roll Call**

Jose Sardina, Phil Snyder, Homero Duque, Bill Gennaro, Johnny Pekat and Barry Lustig

**Reading/ Approval of Minutes**

Phil Snyder motion to waive reading of the Minutes.  
Homero Dupue second the motion.

**Treasurers Report**

**A. Income Received**

<b><u>October/ 2012 Actual</u></b>	<b>1,138,226</b>
<b><u>October Budget :</u></b>	<b>1,116,692</b>

Income for October was greater than expected by 21,534 or ( 2 % )

**B. Expenses/2012**

<b><u>October/2012 Actual:</u></b>	<b>493,823</b>
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<b><u>October Budget:</u></b>	<b>519,848</b>
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Expenses for October were under-budget by 26,025 or ( 5 % )

**C. YTD Income vs. Expenses**

Income exceeded expenses by: **644,403**

**D. Delinquencies:**

1. There are a total of **13** units that have not paid the Oct 1, 2012 maintenance fee or past maintenance fees. The total amount is **89,924.**

**E. Foreclosures / Legal Action**

There are **8** units in foreclosure . We do not receive our maintenance fees from the owners or the banks that hold the mortgage. When the units are sold, we may receive some percentage of the back fees.

**F. Rental Units**

1. Parker Plaza rents unit 317 and applies the rental money (1250/mo) to the maintenance fees owed.
2. We also have title to unit 1008 but because of extensive repairs needed, we cannot rent this unit .

**Screening Committee**

Sales:

1217	Sale	Collazo, Rafael	\$240,000.00
1419	Sale	Stamler, M.I. & Marsha	\$238,000.00
1526	Sale	Portnow, Stanislav & Regina	\$260,000.00
1615	Sale	Zheleznyak, Arkady & Lyudmila Oslon	\$220,000.00
1711	Sale	Garcia, Delio	\$219,000.00
1918	Sale	Primavera, Angela	\$250,000.00
1925	Sale	Rivero, Gaston	\$163,000.00

Rentals:

2201 Lease Hodges, William  
425 Lease Kutsov, Konstantin  
2125 Lease Fogel, Jill

### Landscaping Committee

We are changing the landscaping company and have 3 bids.  
We will be selecting the flowers and plants for the pool and in front of the building. We are open to any suggestions.

### Grievance Committee

Nothing to report.

### Rules and Regulation Committee

Will be reviewing the Rules and Regulation and will report back to the Board.

### In Memoriam

#### **Deaths:**

<b>Unit 1422</b>	<b>Don Engel</b>	<b>9/16/12</b>
<b>Unit 2202</b>	<b>Victor Kolmykov</b>	<b>9/21/12</b>
<b>Unit 1426</b>	<b>Felix Polonsky</b>	<b>9/29/12</b>
<b>Unit 507</b>	<b>Mrs. Halegua</b>	<b>10/4/12</b>
<b>Unit 214</b>	<b>Mike March</b>	<b>10/12/12</b>
<b>Unit 1015</b>	<b>Carlos Largo</b>	<b>10/21/12</b>

### New Business

Nomination and Election for filling the vacant office of Vice President-  
Nominations?

Homero Dupue nominated Phil Snyder for Vice President  
Jose Sardina second the motion.

Final approval and ratification of the new property manager Calvin Levy-  
Motion to ratify and approve? All in favor.

Jose Sardina motion to hired Cal Levy and Johnny Pekats second the motion.

Final approval and sign Contract to US Sewer and Drain. The projected price barring any unforeseen contingencies will be \$65,045. The reason for unforeseen contingencies is that the entire pipe line is buried beneath the garage floor, and differs in construction from what is indicated on the plans for the building's construction. Relining has been recommended to us by everyone we have asked due to its competitive price, low impact to residents and least intrusive nature to the garage level. Motion to Ratify and approve?

Phil Snyder motion to repair the Sewer Pipe Contract and Jose Sardina second the motion.

Soffit contract approval and ratification. Since the scope of work for this project had changed requiring new bids which we have not received yet can I have a motion to Table the matter until next month's meeting. All in favor?

Jose Sardina motion for the Soffit contract to discuss next meeting and Bill Gennaro second the motion.

## **Presidents Report**

**We have chosen US Sewer and Drain to reline our North Sewer Main out to the street. US Sewer is the only pipelining company at Disney, manufactures their own pipe lining materials and is an expert in the field of pipe relining. Here is how it will be done. The sewer line will be first cleaned with high pressure water and then by a rotating chain which will be pushed thru the entire length of the sewer pipe. This cleans out all the rust and debris.**

**Then a special cloth impregnated with resin will be pulled thru the pipe. It is like a sock with both ends open. It will then be sealed and inflated with air so that it expands to fill the diameter of the broken pipe. It is allowed to harden. That becomes the new pipe when it hardens and dries.**

**There will be a 4 x 4 hole dug in the garage to permit access to certain areas of the pipe. While being relined, the sewer line will be bypassed with a temporary hose and pump to the manhole in the street. The actual relining of the pipe will be done around 2 AM, when everyone is sleeping and toilet use is at a minimum. That part of the work is quiet and by doing it at night will cause the least amount of inconvenience. At no time will there be no sewer service.**

## Pool

We are currently awaiting bids to repair the concrete for the pool deck support columns. We will then choose a contractor to make those repairs. We expect to make a decision within 10 days and apply for permits. As soon as those repairs are completed we will drain the pool for a few days and also repair the rust spots on the bottom of the pool. The pool rust spots will only be a couple of days to complete. We will not drain the pool during a period when we expect high usage.

Today we had a company come with very high pressure washing equipment to do a sample area of the pool deck. Their equipment cleaned off our pavers to pretty good condition. Not all of the crusty residue could be removed from the pavers. In that case, we might replace some of the heavily stained pavers. We would then properly seal the pavers to keep them in good condition. Doing this work would take about 3 days.

## 40 Year Recertification

We are hiring an engineer to look over the property so that we can begin to understand the scope of the work that will need to be performed to pass our 40 year recertification.

## Other Projects Still Being Studied

### **A/C**

We are still studying the Air Conditioning and Chiller project to determine the scope of the project and where this project belongs in the priority line.

### **Elevator Modernization:**

The need to modernize our elevators has been made crystal clear to the Board. We are looking for additional competitive bids. We anticipate the South Elevators being done first, and the North Elevators being done the following year during the off season.

### **Rear Parking Lot:**

Bids will be reviewed and a decision will be made on repair and resurfacing of the Red parking lot in the rear of the building.

### **Holiday Decorations**

I would like to thank the following people for all of their hard work and for volunteering their time to decorate the building for the Holidays. Jose and Emma Sardina, Ellie Pinkus, Elisa Ruiz, and from our staff, Jairo and Jean Claude. We are proud of the way they use the limited funds we make available to them to make the building look so festive. For those of you who have mentioned a preference for a different style or tone of holiday decorations, our volunteers will welcome you to their group. Your time and efforts will be greatly appreciated.

### **Ping Pong**

I would also like to mention that we have purchased and installed a new ping pong table for all to enjoy. It is located in the next room (Terrace room).

### **Property Manager**

I would like to thank the Board for working together so diligently at nights and on weekends during our search for a new Property Manager. We knew we wanted to bring Parker Plaza up to a higher standard. To do that we knew we needed a person with years of experience who had real working experience in large Hi Rise Beach Condos as well as large residential communities. Cal Levy is that man for those and many other reasons. He is a true professional.

In a few moments I will introduce you to Mr. Levy who will spend a few moments with you.

The Board would also like to congratulate Karen Mulcahy on her promotion to assistant Property Manager. Karen returns to Parker Plaza from vacation tomorrow morning (Thursday 11/29/12).

### **Motion To Adjourn**

Motion to adjourn meeting by Board Member:

Phil Snyder motion to adjourn the meeting and Jose Sardina second the motion.

# Meeting Adjourned

11/28/12 7:58pm

**Questions and Comments were not recorded:**