

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive
Hallandale Beach, Florida 33009
Board of Directors Meeting
Wednesday, December 16, 2015
7:30 PM in the Plaza Room

Call to Order

The meeting was called to order by President Ramon Mejido at 7:30 PM EST.

Notice of Meeting

Proper notice has been met for the requirements under Florida chapter 718, and the rules and regulations of Parker Plaza Estates.

Roll Call

Ramon Mejido – President
Jose Sardina – Vice President by Phone
Homero Duque – Secretary Absent
Eberto Ortiz – Treasurer
Robert Fisher – Director Absent
Alan Goran – Director
Isaak Sher – Director
Anatoly Yurovitsky – Director
Rosalie Caplan – Director

A quorum was established with seven of the seven directors present or by phone.

Approval of previous meeting minutes:

- The reading of the minutes for 10/13/15, 10/21/15, and 12/1/15 were waived by unanimous consent. **A motion was made by Alan Goran, Director to approve the minutes as written, and was seconded by Eberto Ortiz, Treasurer. The motion passed by unanimous consent.**

Treasurers Report:

- The November Treasurer's report was given by Eberto Ortiz, Treasurer. For the first two months of the current fiscal year, Income is over projection by \$545.56, and Expenses are under budget by \$91,395.05.
- ***A motion was made by Rosalie Caplan, Director to approve the minutes as presented. The motion was seconded by Alan Goran, Director and passed by unanimous consent.***

New Business

- **Suspension of Voter Rights:**
This is a vote to suspend the voter rights for unit #1214. This unit is over by 90 days and delinquent in assessments and will be notified that they no longer have the right to vote in Association matters until the issues are resolved.
A motion was made by Alan Goran, Director to suspend the voter rights for unit #1214. The motion was seconded by Eberto Ortiz, Treasurer, and pass by unanimous consent.
- **Advertising of commercial rental units in the building:**
A discussion was held on the policy of allowing commercial units who rent at Parker Plaza to advertise. After a discussion, it was agreed that the manager would bring back suggested language for a change to the Association rules. These changes would reflect allowing the restaurant/store to do limited advertising as approved by the Board of Directors. No other Commercial business may advertise on the property other than the pillar signs directly outside the business and door signage as approved by the Board of Directors.
- **Fire Sprinkler repairs:**
A discussion was held on the annual inspection and needed repairs.
A motion was made by Rosalie Caplan, Director, to approve All Florida Fire Prevention, Inc to perform repairs that were noted on the annual sprinkler inspection in the amount of \$7,600.00. The motion was seconded by Alan Goran, Director and approved by unanimous consent.
- **Trash Chute Repairs:**
A discussion was held on the needed repairs to the trash chutes on the north side, floors 3 & 4.

A motion was made by Jose Sardina, Vice President to approve the repairs as submitted by Royal Iron Welding in the amount of \$2,500.00. A second was made by Rosalie Caplan, Director and the motion passed by unanimous consent.

- **Reserving Lounge chairs with yellow towels:**

A discussion was held on the practice of putting yellow towels out early in the mornings to reserve specific lounge chairs and areas. Enforcement of the two hour rule that will now occur that will have the staff removing the towels at that time if the owner is not present.

Old Business:

- **Broadband Agreement Specialists Plans:**

A discussion was held and it was agreed upon that two more companies would be contacted that could possibly represent the Association in cable negotiations. These meeting will be scheduled in January, 2016.

- **Engineering bid approvals:**

A discussion was held on the progress of obtaining the required documentation to present to the City of Hallandale Beach for permits to complete the Northeast parking deck and to replace the doors in the elevator lower lobbies.

A motion was made by Rosalie Caplan, Director, to approve the bids from Arkidesign for providing the specification and plans for both projects in the amount of \$1,500.00. A second was made by Alan Goran, Director, and the motion passed by unanimous consent.

A discussion was held on the hiring of Thomas E. Henz consulting engineers to complete the mechanical and electrical engineering plans to submit to the City of Hallandale Beach for the Elevators.

A motion was made by Alan Goran, Director, to approve the hiring of Henz Consulting Engineers in the amount of \$2,400.00. The motion was seconded by Rosalie Caplan, Director, and approved by unanimous consent.

Committee Reports:

Events Committee:

A report was given by the Events committee chairperson, Olga Mikhaylov. She spoke about the plans for the Holiday event to be held on December 19th, 2015

Grievance Committee:

A report was given by the Grievance Committee chairperson, Arlene Lippel. She invited anyone to attend the meeting of the committee on December 16th, 2015 at 6:30pm in the Plaza Room.

A motion was made by Alan Goran, Director to adjourn the meeting at 8:58 pm. The motions was seconded by Eberto Ortiz, Treasurer, and passed by unanimous consent.

The next meeting will be held on Wednesday, January 20th, at 7:30pm.

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