

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors
December 17, 2008
At 7:30 p.m. in the Plaza Room

Call to Order:

Sy Kessler, Secretary of the Board, called the meeting to order at 7:30 p.m.

Roll Call:

Present were: Wendy Rosen, Linda Shamlian, Alan Goren, Sy Kessler, Homero Duque, Al Mizrahi, Johnny Pekats and Arlene Lippel.
Absent was: Bob Ortiz.

Reading of the Minutes:

The Minutes of the Meetings of September 10, 2008 and October 15, 2008 have been posted on the web for sometime now and since everyone has had a chance to review them, Mr. Kessler made a motion that we forgo the reading of these Minutes. This was passed unanimously. Al Mizrahi then proposed that we approve the Minutes and this too was unanimously passed.

In Memoriam:

Mr. Kessler asked everyone to stand for a silent minute of respect for those residents who passed away. They were: Carl Rubinson unit 2019 on November 15, 2008; Rosalie Cohen, sister of Dorothy Moroz of unit 1709; and Eloisa Pando, grandmother of Alba Gonzales and Blanca Paez of units 912 and 1620.

Treasurer's Report:

Al Mizrahi began his report by updating the snow birds about what has transpired in the last few months. He spoke to the most asked questions, questions about whether or not the maintenance fee would be raised; it was not. He mentioned that people were worried we would run out of money but we did not. At the end of our fiscal year we had a net surplus of \$3,171 even with the \$57,777 of unpaid maintenance fees. The yearly audit has begun and a draft version will be ready by the end of next week and the final version shortly thereafter.

Our cash position at the end of November:

Banco Popular Operating	\$228,549.10
Banco Popular Payroll	\$115,390.30
Banco Popular Money Market	\$18,753.04
Banco Popular Small Expense Account	\$302.12
Total Banco Popular Operating accounts	\$362,994.56
Banco Popular Money Market Escrow (rentals)	\$72,404.87
Banco Escrow (Contractor)	\$1,922.19
SunTrust Signature Advantage (Money Market)	\$504,697.42

As for November and year to date reports, he mentioned comparing the actual vs. budget year to date we are \$12,740.85 ahead of budget, even with a total \$26,771.82 of maintenance fees still unpaid. Mr. Mizrahi continued by explaining in detail our updated and expanded computer capabilities. Prior we had been using a 1995 version of the Yardi bookkeeping software which gave us less flexibility in producing reports. Now with the latest version of Yardi we can produce more realistic projections and can pin point areas we were not able to prior. This provides us with a clearer picture of our cash flow and expenses. This is definitely an aid in producing “on target” reports. He ended on a positive note stating that the financial picture at Parker Plaza is strong.

President’s Report:

Homero Duque welcomed the “part timers” back. He informed the audience that the physical and financial sides of Parker are well and sound. He explained that all projects we undertake are done with an eye to the future and doing things in a proper way assures they will sustain and take us into the future. This practice is clear in the way we fixed the electrical panels.

The Rules and Regulations Committee has already met three times with a fourth meeting scheduled for 12/18/08. So far only about two-thirds of the material involved has been reviewed and re-worked. This is a slow and tedious process but we hope to have a document to present by the first quarter of the next year.

New common area door/security system was approved at the last meeting. High-Grade Electrical Contractors is getting the permits for the project. The project was delayed while the new system was tied into the current alarm system, now we are ready to proceed. This new system will give us the control we need to keep the building secure and viable.

New Business

The Condominium Act (Chapter 718 F.S.) has been amended and there are changes which benefit condominium owners. Owner's insurance policies issued after January 1, 2009, must include loss assessment coverage of not less than \$2,000 per occurrence. If the unit owner does not provide this insurance, the Association has the authority to purchase coverage for the unit owner and assess the unit for the cost of same. The unit owner's policy shall name the Association as additional name insured. A copy of this insurance with the Association named must be provided to the office and placed in each individual owner's unit file.

We now have the new Uniform Mitigation Verification Inspection Form available in the office for your convenience. This has to do with how sound and sturdy a building this is. And has to do with the roof, the walls etc. Many insurance companies use this statement to assess the "soundness" of the building.

Board Qualifications have been expanded, and now candidates must certify they are familiar with the governing documents of the Condominium Act – familiar with the Rules & Regulations, Chapter 718, the By-Laws, etc. Also, any director who is delinquent, in paying their maintenance, for more than 90 days is automatically deemed to have abandoned his or her office.

New Schedule for Pool and Pool Deck recently we have been receiving lots of complaints about bad behavior at the pool and on pool deck during the late evening and night hours. Loud noises, and yelling by "drunken" guests acting out at the pool are causing grief to residents. In the mornings, there are empty glasses, wine and whiskey bottles and other refuse and debris strewn along the pool deck. Plainly this is abuse to our facilities. And that is why Mr. Duque made a motion that starting today we close the pool and pool deck from 11:00 p.m. until 6:00 a.m. This motion was seconded and voted upon, 7 in favor, one abstention.

Old Business

Homero Duque introduced Julio Ortiz, the CAM, and told everyone what an outstanding job Julio is doing. Julio took the floor and thanked Bob Fisher for his insight and assistance and he also thanked Mannie and Carmine for their contribution to the beauty of the building, the lights and flowers!

Update on Electrical Plans In the final analysis it was decided to spend a little more and do the electrical work properly. The job we are doing now on the panels will last for a very, very long time. The first phase was an emergency and this is now complete. The second phase which is to replace 2 panels is in progress now with a permit being pulled. The third and last phase which is to replace the main panel hopefully will be completed soon.

Maintenance Charges The Declaration of Condominium, Section XIV paragraph C explains in detail that the unit owner is responsible for maintaining, in good condition, his unit and the repair of the unit and all interior surfaces of the unit. The maintenance fee has only to do with the common areas of the building. The maintenance fee does not pay for any of the work that needs to be performed within the unit itself. We send people to do work within the unit but there is a separate fee charged for this work. We provide the basic service for fixing things inside the unit at a predetermined price. The unit owner can use or not use this service and this service has nothing to do with the maintenance fee paid by owners each quarter. The maintenance fee includes the following services: electricity for all common areas including the chillers that maintain the units at a comfortable temperature, water for the building, gas for water heaters and cooking, maintenance of the grounds, and common areas, basic able, security, valet service, pool maintenance, cleaning of all common areas, insurance, payment of 11 million dollar loan (18%).

Re-Organization of Maintenance Department we have reorganized in order to improve the service to the common areas and to the owners. To that end Marvin Weiss is no longer employed. Instead Julio Ortiz is directly overseeing the maintenance operation with Carlos Rubi as the assistant supervisor and Regina Vallardares to handle all work orders. We have hired one new maintenance person, German Larios, who is excellent. We have saved \$40,000 per year with this new organizational plan.

Status on various projects: Storm doors, in process of getting permits for them. Hurricane shutters for front door will be installed before the next hurricane season. The new sprinkler system for the garden areas has been installed and is now working. We have a problem with the north pool door and are in the process of getting quotes to install a heavy duty system for easy and secure access. The cost for this will be between 6 and 8 thousand dollars. Unit 709 (Joe Greenberg's former unit) has been converted into a 2 bedroom and is now available for rent at \$1,450 per month We anticipate renting this shortly. Commercial unit 101 is still vacant and due to economic conditions we have not yet been able to rent it. Ellie Pinkus is working on it.

Mr. Ortiz pointed out the beautification project of lobby. Decorations, holiday plants and lights have been installed. The entrance has been pressure washed as was the parking areas and pool, the carpets have all been shampooed and the marble is glistening. Everyone should enjoy how lovely Parker Plaza looks.

Charge for estoppel letter An estoppel letter provides a bank, a title company, or an attorney representing a potential buyer with information concerning the condominium itself. For example it asks questions about what the costs are, what is covered in maintenance, what assessments, if any, are scheduled. It asks about the insurance and other condominium policies. We charge \$150 to fill out this questionnaire. Now approval is required in order to collect this fee. Therefore, a motion is made to approve the fee of \$150 for the preparation of an estoppel letter. The motion was seconded and passed unanimously.

Complaints: People are constantly speeding in the lower and upper garage and on the driveway. The speed limit is 5 mph and this limit must be respected and kept in force for the safety of all residents.

Another recurring problem is the smoking of cigarettes directly outside the front door. When people smoke directly outside the front door, and the front door keeps opening and closing, the cigarette smoke filters into the building. We will now limit the smoking of cigarettes to 20 feet from the front door and the ash trays will now be placed accordingly. We continue to have problems with people who discard cigarette butts from their balconies. These lit “missiles” fall onto balconies; they have caused small fires, not to mention the effect such bad behavior has on people. The butts also fall into the plantings and onto the walkways. This is a bad and dirty habit – please keep your cigarette butts within your own units and refrain from being a nuisance to others. This is our home.

Arlene Lippel invites the residents to come into the office to report non compliance issues and/or to ask to assistance in condo matters.

Committee Reports:

Building Committee – Robert Fisher reports that Parker Plaza is doing excellent work in revamping the electrical system. We have “ in- house” electricians doing this work and it is very cost effective. We are instituting energy savings measures with light bulbs, new gas burners, etc. which can make us green and part of the future. With regard to the ongoing problems with the storm wells, we are finally making in roads. We are working closely with the City of Hallandale and the Environmental Protection Society studying the problem and coming up with possible solutions. This is an ongoing process. We anticipate having plans to present to the City by the first quarter of next year. Fisher continued by crediting the Board and Julio with a vision and having the sense to address issues of electricity and energy both of which can produce savings in the future. Other areas of interest to this committee are air conditioning efficiency and air quality. President Duque thanked Robert Fisher expressing how lucky we are to have someone of his resume working on our behalf! Julie Fisher was also thanked for the many contributions she makes to Parker Plaza.

Litigation Committee - Don Pinkus explained that we have won our right to make Banco Popular produce the original documents of the 11 million dollar loan. The loan must be repaid but the terms of the loan may be able to be adjusted and renegotiated once all the documents are in hand and we can learn of the terms and conditions of the contract. Lisa Hermann has been active and successful in pursuing this for us. On the criminal side, there are things happening but because this is an ongoing case we cannot report to you of the progress we are making.

Finance Committee - Boris Moroz is “under the weather” and cannot be here tonight.

Pool Committee - Johnny Pekats reports that the shuffleboard court has been redone and at a good price of \$400. He invites people to play shuffleboard, it is a healthy sport. Parents and grandparents need to instruct their children on the proper and acceptable pool behavior.

Landscaping Committee – Carmine Tufano – not present.

Rules & Regulations Committee – Sheila Fishgrund reports that this committee is working very hard to produce a viable body of work but unless all Owners/Residents are responsible for paying attention to the Rules & Regulations it will be for naught. The property is being abused and it is the responsibility of the residents to watch and report any non-compliance to Security. If Security cannot handle the situation then they should call the police. It is everyone’s responsibility to keep the Rules & Regulations enforced.

Parking Committee – A.Levya – no report.

IT Committee - Julie Fisher thanked everyone for their part in the very smooth transition to our new computer programs, software and server. She reminded people who may be candidates for the Board that through our website you can access any and all the documents including Chapter 718. These are the necessary documents that all candidates must sign off on as having been read and understood.

Mrs. Fisher explained Sue Bradley, a long time Parker Plaza resident, has been instrumental in the “adopt a beach” program. There will be a formal contract in which Parker Plaza has adopted our beach and we will maintain it. She also reminded people not to drop their cigarette butts over the railing at the pool and onto the beach.

Grievance Committee – Bernice Neft wished everyone Peace and Good Will!

Emergency Readiness Committee – Ellie Pinkus – no report

Arlene Lippel wants to remind everyone that the office is maintaining a list of residents with disabilities so that in case of emergency these people with special needs can be looked after. For those who need to but haven't yet, the special needs form is available in the office.

Security Committee – Al Goran asks that all residents to pay attention. Pay attention to anything unusual, or illegal or seemingly wrong and report this to the security people and the office. Despite the many cameras and the security staff, people know where cameras are located and make sure their behavior is not recorded. For example, despite the many cameras at the pool deck we cannot identify those who leave glass and rubbish around.

Homero Duque told the audience that extra security personnel has been hired for the holidays. In January our contract with the existing security company expires and is up for review. We are in the process of interviewing other companies now.

Miscellaneous:

Sales & Rentals (October – November)

Sales:

2002	Pinski to Azrikan	\$144,500
1009	Carton to Stasiw	\$205,000
2127	Finkelstein to Goldstein	\$375,000
203	Medina to Usov	\$120,000
1218	Salomon to Trudeau	\$270,000
1721	Novak to Sanewich	\$320,000
1508	Rodriguez to Ohayon	\$295,000
611	Adams to Tsirkin	\$140,000

Rentals:

511	Sanchez to Boyanova & Peev
1023	Rodriguez to Krishnan
1207	Lenlffer to Sung

Social Club

Ruth Steinberg, President of the Social Club took the floor. She invited everyone to the lighting ceremony on Sunday evening at 5pm where she promised not only the usual festivities but surprises. Refreshments will be served. On Sunday December 28th at 6 pm in the Plaza Room there will be a Bingo and Pizza and ice cream party. On New Years Eve the gala costing \$70 per person for members and \$80 for guests will include an open bar, h'or deuveres, choice of entrees and entertainment. There will be a showing of the movies Momma Mia on Friday night in the Plaza room, this is a free event.

The report ended with Ruth asking for more light on the pool deck now that turtle nesting season is over.

Al Mizrahi raised the point that if the social club is not sponsoring card games etc. then Parker Plaza is not open for hosting these events.

Questions and Answers:

A lively questions and answer period followed. Complaints were made, solutions offered and further investigations are necessary in some areas. In the end, compliments were given to the Board for doing a good job in managing the building, problems and all.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Sy Kessler
Secretary
Parker Plaza Estates