

Condominium Association of Parker Plaza Estates, Inc.

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Meeting of the Board of Directors Wednesday, December 20, 2017 at 7:30pm Minutes

Call to Order

The meeting was called to order by President, Robert Perlman at 7:30pm.

Roll Call

Robert Perlman, President
Rosalie Caplan, Vice President
Bertica Robinson, Secretary
William Gennaro, Treasurer
Robertino Asaturyan, Director
William Chaiken, Director
Robert Fisher, Director
Linda Lustig, Director
Donald Pinkus, Director

Proof of Notice

Notice properly posted.

Robert Perlman asked for a motion to approve the minutes of the board meeting on November 15, 2017.

Rosalie Caplan motioned to approve the minutes from the November 15th meeting.

Bertica Robinson seconded the motion.

Roll Call

The motion was approved unanimously.

President's Report

The concrete to the pool is near done. An addendum has been added to the pool contract to state that they have 47 days from the actual start date (excludes holidays, weekends) to finish the work or face penalty.

Treasurer's Report for October presented by William Gennaro:

Year to Date Income October and November

Income: \$140,142.00

Budget: \$48,749.00

Over Budget by: \$91,393.00

Income YTD \$1,367,676.00
Budget \$1,312,033.00
Over Budget by \$55,643.00

Expenses: \$295,549.00
Budget \$569,085.00
Under budget by \$273,536.00

YTD Expenses

Actual: \$617,425.00
Budget: \$951,579.00
Under Budget: \$334,154.00

Bank Account Operating Fund: \$949,039.00

Payroll: \$44,782.00

Money Market: \$63,769.00

New Special Assessment Fund Total Remaining on Account: \$1,709,944.00

Collected through November 30th: \$1,917,891.00

Spent: \$206,272.00

Delinquencies in Maintenance:

2 units

– one in foreclosure and one unit that is continuously delinquent and was sent to the attorney.

Delinquencies for the Special Assessment:

6 units have not paid and 5 are making arrangements to pay

Included in the 6 is the unit in foreclosure and the unit that is continuously delinquent.

Robert Perlman mentioned that Parker Plaza has received a check in the amount of \$130,000.00 from Atlantic Broadband for a door fee and added to our surplus.

OLD BUSINESS

Secretary's Report

Bertica Robinson presented.

Update on Concrete and Pool Renovation Project – Bertica Robinson presented

The Engineer will advise on those units that have intrusion damages and repair. Dust Walls will be constructed to perform repairs. Most severe damage occurs right outside the sliding glass doors and/or floor to ceiling windows. Depending on the extent of the damage, some unit's flooring may be affected. If intrusion is minimal, the contractor may be able to dig out damaged concrete, install new steel bars and fill with new concrete. Completion of the South side should be in May.

Additional color samples of the balcony floor paint will be provided. The default color is grey. We are awaiting a sample of a smoother texture finish. The tile lines can be embedded on the balcony floors at a cost to the unit owner of \$3.00 per square foot.

The Engineer will be provided with a list of owners that wish to have their shutters placed back. Concrete repairs are being done to the under shell of the pool. The pool is expected to be completed by the first week in February.

Linda Lustig has asked the Engineer to check the concrete pool umbrellas to make sure they are safe.

Committee Report

Geta Yurovitsky of the Events Committee presented.

Tickets are still available for December 31st – New Year's Eve Party

NEW BUSINESS

Housekeeping Contract

Robert Perlman began by stating the first order of new business is to select the cleaning people. The present company being ASI. There are 3 companies that bid; ASI, Five Star and C & E Building Maintenance. Currently, the ASI contract is on month to month terms.

Board discussion.

Robert Perlman asked for a motion to continue month to month with ASI and give the board a chance to review all the bids in detail and come back and vote in one month.

Bertica Robinson seconded the motion.

Roll Call

The motion passed unanimously.

Noise in the Gym

Robert Perlman stated that a unit owner has complained on numerous occasions about the noise coming from the gym. Currently, the gym has ½ inch floor padding, and looking to replace the floor padding to ¾ inch padding at a cost of \$18,000.00. The owner with said complaint stated he would pay half of the cost.

Board discussion.

Robert Perlman motioned to table this item at this time.

Bertica Robinson seconded the motion.

The motion was approved unanimously.

Vote to Authorize Matthew Maranges, Association Lawyer to Proceed with the Lawsuit against Continental Glass and Nibor Enterprises, i.e. XCEL Engineering Corp.

Board discussion regarding the report provided by the engineer's inspection. This is to give the lawyer permission to go ahead with filing of the prepared motion and after the second inspection, ask the lawyer to provide a detailed summary of the "Risk and Reward."

Linda Lustig motioned to have the lawyer file.

Bertica Robinson seconded the motion.

The motion passed unanimously.

Atlantic Broadband Special Discount Price on Extras for 7 Years

Robert Perlman began by saying that owners that wish to have internet with Atlantic Broadband will pay \$29.99/month. Atlantic Broadband has to place the information in the system to reflect that price for the next 7 years.

William Chaiken further stated that there should be no increase in the internet or the modem for the next 7 years. To date, there is no confirmation to honor the price for the next 7 years.

Robert Perlman stated that he will have the association attorney send a letter to Atlantic Broadband giving them 30 days to respond. The TVO price to be included.

Robert Perlman stated that Atlantic Broadband will give Parker Plaza a referral fee of \$10 per unit. Example: (Hemispheres has 1000 apartments. At \$10 an apartment Parker Plaza would receive a \$10,000 referral fee.)

Adjournment

Robert Perlman motioned to adjourn the meeting.

Bertica Robinson seconded the motion.

The meeting was adjourned at 8:33pm.

Good and Welfare