

Condominium Association of Parker Plaza Estates, Inc.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

MARCH 3, 2008

7:30PM IN THE PLAZA ROOM

CALL TO ORDER:

The meeting was called to order by President, Homero Duque at 7:30PM

ROLL CALL:

Present: Arlene Lippel, Wendy Rosen, Albert Mizrahi, Alan Goran, Sy Kessler, Bob Ortiz, Johnny Pekats, and Linda Shamlian

PRESIDENT'S REPORT:

Homero Duque, the new President of the Board of Directors, congratulated the new members of the Board. He stated that the new Board will work as a team. Their philosophy will be to oversee all activities and monitor the responsibilities of the Property Manger. The Board is in the learning process and will do their best to communicate with each other and the residents of Parker Plaza.

INTRODUCTION OF THE BOARD OF DIRECTORS:

The new Board introduced themselves and gave a little background in the following order: Homero Duque, Bob Ortiz, Linda Shamlian, Alan Goran, Johnny Pekats, Wendy Rosen, Arlene Lippel, Albert Mizrahi, and Sy Kessler. Homero Duque formally introduced Julio Ortiz as our new acting Building Manger.

ELECTION OF THE NEW SECRETARY:

Homero Duque read a letter from Wendy Rosen dated February 29, 2008 stating that she resigns as the secretary of the Board effective February 29, 2008. She will still serve on the board as a director. Her explanation was that she has a full time job and will not be available most of the time. The resignation was motioned and seconded and accepted by Wendy Rosen. Sy Kessler was nominated as the new Secretary. The nomination was motioned and seconded and accepted by Sy Kessler.

NEW CLEANING COMPANY:

There will be a meeting with the new cleaning company, Services Keepers, to discuss their contract and all the proper cleaning procedures. The date of hire for Service Keepers is on March 10, 2008.

NEW ELEVATOR COMPANY:

Homero Duque reported that the board is not satisfied with our existing elevator company, Thyssen Krupp. We have selected Xpert Elevators and have sent the contracts to our attorneys for evaluation.

Arlene Lippel suggested that all unit owners with disabilities come into the office and inform us. The names will be put on a list and in case of an emergency we will be aware and assist those individuals accordingly.

There will be a fire drill on March 20, 2008. Julio Ortiz suggested that one person from each floor volunteer as a floor captain to keep everyone calm, organized and follow the proper procedures in case of a fire.

SOCIAL CLUB:

Ruth Steinberg, President, reported the following events:

-Installation of the Social Club Board- the Board will remain with the same members. There will be a celebration with food and entertainment with Jenny Eisenstein and her keyboard player, Richard Shapiro. This event will be for members only.

- March 8 (Saturday) –Luisa Lubell will perform – tickets at box office

- March 9 (Sunday) – Open Board meeting at 11:00 AM

- March 12 (Wednesday) – book review (Water for Elephants) and brunch - \$6 for members and \$8 for guests.

- March 17- St. Patrick's Day –gypsy band and a singer from Canada will perform - \$20 for members and \$25 for guests.

MICELLANEOUS:

-A resident complained about accidents by the dogs in the elevators. Dog owners should be held responsible.

-More unit owners should attend board meetings. Everyone should be aware of what is going on in the building.

There was a motion made to adjourn the meeting. The motion was seconded and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Sy Kessler, Secretary