

**Condominium Association of Parker Plaza Estates, Inc.**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JULY 31, 2007  
7:30 PM IN THE PLAZA ROOM**

**CALL TO ORDER:**

The meeting was called to order by President, Donald Pinkus at 7:30 pm.

**ROLL CALL:**

Present: Donald Pinkus, Sy Kessler, Bob Ortiz, Max Silberman, Veysel Naranjo  
Rosamunde Finkelstein.

Absent: Johnny Pekats, John Flores, Paul Lucia.

**READING OF MINUTES:**

Mr. Kessler requested not to read the minutes of the previous meeting. Waiving of reading the minutes was motioned and seconded.

Mr. Kessler also reported there was no correspondence.

**TREASURERS REPORT:**

Bob Ortiz presented the Treasurer's Report as of May 31, 2007

Total Expenses for May	528,220.91
Total Income for May	384,613.38

Bank Account Balances May 2007:

B.P. operating interest	629,511.00
B.P. checking no interest	319,321.00
B.P. Payroll no interest	13,711.57
B.P. Rentals Escrow interest	61,949.21
SunTrust-S.A. windows/doors interest	135,652.31
SunTrust new Wilma Acct. interest	364,671.50

TOTAL	\$1,524,816.59
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A Year to Date Report was announced and read as follows:

The Operating Budget is under by \$196,806.07 due to savings from the utilities.

The Administrative Budget is over by \$ 137,691.92 due to building insurance and legal fees for the criminal case.

The Payroll Budget is over by \$20,475.14

The Loan is staying consistent with payments of \$214,500.00/quarterly and totaling \$858,000.00/yearly.

The total budget savings is **\$83,614.21**.

Don noted that once the Criminal case went to court that the fees would **probably** be reimbursed. A suggestion was made by Boris to keep the scrap metal money from the old windows/doors instead of disbursing it so that it may cover any additional expenses that may occur while the work is to be done on the window/door installation.

### POOL COMMITTEE;

Don asked Jose Sardina to speak on behalf of problems with the concrete bottoms of the umbrella holders. He reported that six look bad and two are very bad off as well as one has barb wire exposed. A recommendation was to have a Structural Engineer to inspect them.

### LANDSCAPE COMMITTEE;

Manny Lagonikos reported that the trees and dirt for the fountain as well as the trees for the front flower beds should arrive by the next week. A Hurricane Tree Trim Company will be called out to trim trees for the season. Bob Ortiz suggested that there be a small ceremony held on behalf of the completion of the fountain.

### SOCIAL CLUB;

Rosamunde Finkelstein reported the following activities for the year:

October 28<sup>th</sup> – Halloween Party (Wear costumes and bring prizes)

November 17<sup>th</sup> – Welcome Back Snowbirds Party

December 4<sup>th</sup> – Holiday Party

December 15<sup>th</sup> – Talent Show

An announcement of trips to be planned in the future

### WELCOMING COMMITTEE;

Sy Kessler gave his report:

The following are the sales and rentals:

2111 Sale Fraser to Erlich \$275,000.00

710 Lease Montoya to St. Clair

1727 Lease Radzin to Maroone

2102 Lease Mikhaylov to Ferro

1202 Lease Spivak to Bessis

804 Lease Kontroavich to Bonilla

1202 Lease Rolo to Yerish/Lyampart

2205 Lease Novo to Ripepi

### PRESIDENT REPORT:

Don made an announcement on the status of the Criminal & Legal cases pending.

**Criminal Case:** Lisa Hermann, Donald Pinkus and others received stand by witness subpoenas for the trial of Joseph Greenberg. The court date will be held between August 6 – 17<sup>th</sup> at the Broward Courthouse. The charges are as follows: First degree felony, Intent to defraud and structuring of bank funds. Trials will be held in September as well. The District Attorney, Al Goodman is calling additional interviews and more charges and arrests will be made. Additional contractors have come forward since, making a total of nine so far.

**Banco Popular/ 11 Million Dollar Loan:** On August 23, 2007 Lisa Hermann, Donald Pinkus and Robert Fisher will meet with the Senior Vice President of the bank to discuss documentation and legalities of the loan. Terms and conditions will be negotiated. Four defendants reined in front of a judge and were charged. Two additional contractors turned states evidence bringing the total to eleven contractors.

### MISCELLANEOUS REPORT:

The following topics were discussed:

- Revision of the maintenance price list put out. Corrections for the a/c filter price was made.
- Unit owners spoke about not understanding the maintenance list charges. Don then explained in relation to the Rules and Regulations for maintenance coverage.
- Don suggested relieving some maintenance staff and keeping enough guys to maintain the buildings common area.
- Veysel announced the over usage of work order requests for units and people wanting things to be free. He stated that the building is spending more on parts and labor than they are charging.
- Bob Ortiz announced how convenient and affordable the a/c filters really are compared to going to the stores and purchasing them.
- Don stated that since the maintenance price list has been effect, the amount of money coming in has doubled, even tripled at some points. He says that the money goes in the general revenue to help offset building expenses. He noted that those that are parking in someone other than there designated spot will have a sticker placed on there vehicle. They will have to report to Valet to resolve the problem.
- A unit owner acknowledged the C.E.R.T. program and how it was a success.
- Veysel suggested that the Wilma money be put in the Budget to reduce the maintenance amount. Bob Ortiz replied by saying that is should stay.
- Don stated that those unit owners that payed \$225.00 to help hire the attorney will receive it back once the attorney gets the funds and turns them over to us.

### OLD BUSINESS:

Impact Glass Project: All are done except a small window at the pool office and three in front and three needing to be replaced in units. Announced letters of completion.

Storm Well Project: Gave the Engineering Contractor out.

Hot Water Boilers: The engineer has almost completed the work. We will get a price quote on new ones in the future.

Over Head Door Installation: Waiting for permits from Tony Gonzalez

A unanimous vote was made to mail out the Budget.

Mr. Kessler made a motion to adjourn, it was seconded and passed.

The meeting adjourned at 9:40p.m.

Respectfully submitted,

  
Sy Kessler, Secretary