

Condominium of Parker Plaza Estates, Inc.

Meeting of the Board of Directors
September 10, 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: Linda Shamlan, Bob Ortiz, Sy Kessler, Arlene Lippel, Homero Duque, and Al Mizrahi.

Absent were: Wendy Rosen, Alan Goran and Johnny Pekats.

Reading of the Minutes:

Mr. Kessler asked if the Minutes of the last meeting should be read. Bob Ortiz made a motion to waive the reading of the Minutes since they were available on line and hard copies are available in the office. The motion was seconded by Al Mizrahi and passed unanimously.

President's Report:

Homero Duque greeted the audience and began his report with the Rhon-Ernest-Jones Settlement; he explained that during another administration, Rhon Ernest-Jones was hired as an engineer to perform a study for the storm wells. Apparently he did nothing and we sued him. This suit has been ongoing for a few years now. On August 25, 2008 Robert Fisher accompanied Mr. Duque to the mediation hearing regarding this matter. Robert Fisher was there since he knew all the details of this and this was Mr. Duque's first experience with the mediation process that consists of attorneys from each side presenting their arguments. After 5 hours of negotiation we came to an agreement for \$15,500 reimbursement and a CD of the plans drawn at that time. The plans consist largely of measurements that could prove useful to us in the future. Arlene Lippel made a motion to accept to the proposed settlement. The Board voted in favor. A question was asked about how much we paid Rhon- Ernest Jones for the work and the answer was twenty-nine thousand dollars so we received approximately 50% back.

New Service Agreement with Carrier: We have had a service contract with Johnson Controls for the servicing of the air conditioning. We have not been satisfied with Johnson Controls who has yet to resolve the problem we with have with the chillers. The service agreement with Johnson was for approximately \$40,000 per year and it included equipment that was not necessary and they performed functions that we will now do “in-house.” We have been negotiating with Carrier and they offer us a 5-year service agreement at a cost of \$16,680 per year with a 2 ½ percent yearly increase for the life of the contract and a 30-days mutual cancellation clause. Al Mizrahi made a motion to sign the 5-year service agreement with Carrier effective October 1, 2008 with a 2 ½ percent per year increase for the life of the contract. This motion was unanimously passed.

Timetable for Laundry Room: The hours of the laundry/garbage room are such that people who go to work often leave their garbage outside the door because the room is locked. The problem with opening the door much earlier is that the noise from the garbage and bottles etc. going down the chute is very loud and a disturbance to those whose units are near the room. It is believed that the washing machines and dryers do not have noise impact but the disposal of garbage down the chute does. Trying to accommodate everyone is difficult. A motion was made to change the open hours to 8 a.m. to 10 p.m. The motion was seconded and passed. Everyone will watch and see if these hours are a good solution. If not this issue will be re-visited.

Moving furniture and/or materials in or out of the building: Our present Rules & Regulations state that these activities end at 1 p.m. on Saturday and are not allowed all day on Sunday. The Board would like to have this Rule be extended to include all national holidays (Christmas Day, New Years Day, Memorial Day, July 4th, Labor Day, and Thanksgiving). A lengthy discussion took place airing many views of these hours and it was finally decided that this issue will be placed on the agenda and voted on next time and perhaps the Rules & Regulations Committee will discuss and weigh in on this as well.

Removing and replacing furniture for storm preparation: There has been lots of feed back about the letter Management sent out regarding this matter. In 2006 a charge of \$25 was established for removing furniture from the balconies of resident owners who were not in the building during a storm warning. These were basically “snow birds” who, when they left for the season, did not bother to remove furnishings and other objects from their balconies. It was the intention of the Board to establish a price of \$10 for removing the furniture, etc. and for \$10 to reinstate the furniture after the warning and/or storm passed. The audience offered ideas and presented opinions and it was then decided that this issue would be referred to the Rules & Regulations Committee and would be addressed at a future meeting.

Use of Service Elevator: Currently, there is no charge for using the elevator if the use is for less than 2 hours for residents and 1 hour for contractors. After 2 hours the resident pays a flat fee of \$100 for the use of the elevator. This policy has not been established in our Rules & Regulations and we feel it should be. Mr. Duque then said we would present this issue to the Rules & Regulations Committee and deal with it at a future date. Mr. Kessler added that during the screening process all new residents are told that the elevator move-in must be arranged with the office and that the fee for over 2 hours is \$100 and that the new residents sign a paper agreeing to this policy.

Security's Insurance Claim Settlement: About a month ago one of the security guards lost a set of keys. These keys were to all the common areas. Some of the keys were found with the exception of the Medeco keys and the FOB keys for the beach. We submitted a claim to the security company's insurance for the cost to replace all the locks in the building. We received a check for approximately \$23,000 for the insurance company. We are now in the process of obtaining quotes to replace the locks and/or implement a new locking system. A new locking system would be modern and computerized. This would give us the capability to control the keys of those who no longer live here and who do not turn in their keys when they leave. The old keys can be voided and keep those who do not belong off the premises.

New "Storm and Emergency Preparedness Plan": Arlene Lippel, Vice-President, began the discussion by explaining our needs when and if there is a storm or emergency. She thanked Ellie and Don Pinkus for the book they developed for us with the guidelines of what to do in the event an emergency arises. Ms. Lippel explained that there are certain "Special Needs residents. These are people who cannot walk, or stand, or hear well or have memory failure. These are the people we want to know about in order to be ready to help them when and if any emergency arises. To that end, each resident will receive a letter and registration form mailed to him or her by the Board. Ms. Lippel urged everyone with a "Special Need" to respond by filling out the form and returning it to the office within 2 weeks. She went on to say that if we don't know you have a need, we cannot help you.

Treasurer's Report:

Al Mizrahi, Treasurer took the floor and told the audience he had good news and a short report. The proposed budget has no increase in maintenance fees and we are not going to run out of money!

Our cash position at the end of August

Banco Popular Operating	\$410,225.48
Banco Popular Payroll	\$17,385.16
Banco Polular Money Market	\$18,673.27
Banco Popular Small Expense Account	\$ 445.59
Total Banco Popular Operating accounts	\$446,729.50
Banco Popular Money Market Escrow (rentals)	\$74,610.13
 SunTrust Signature Advantage (Money Market)	 \$500,950.37

Mr. Mizrahi reported that there has been a tremendous progress in controlling our expenses. Our financial picture is good. Our net revenue is about \$56 thousand under budget; our expenses are under budget by approximately \$31 thousand. The year end bottom line outlook puts us about \$25 thousand negative cash flow for the year. Back in March we believed the outlook was a gloomy \$100 to \$150 thousand negative cash flow.

Mizrahi went on to praise the Budget Committee for their hard work. He outlined that tonight the Board will approve the budget, tomorrow, September 11th, the approved budget will be mailed to all Owners and on 10/1/08 the new rates take effect. Mr. Mizrahi then made a motion that the Board approve the proposed 2008-2009 budge with no increase in maintenance fees as presented by the Budget Committee and discussed and approved for mailing by the Board at its' August 6th 2008 meeting. The motion was seconded by Arlene Lippel and passed unanimously. There was applause by the audience!

Building Manager's Report:

Julio Ortiz began his report telling everyone there are 65 cameras providing surveillance for the building. Two new low light cameras have been installed helping us better see the surroundings, one in the pool area and one in the front driveway. The new cameras and intercom system in the elevators are now working. We are now ready to refinish the elevators and front door. This work should begin within the next two weeks.

The electrical bill for this month was \$42,000 which is an increase of over 15%. We must reduce this bill and our electrical usage. We want to reduce our consumption by at least 15%. Our in-house engineer and electrician are looking at this problem. Working with Don Pinkus we are investigating the installation of solar panels for the roof, which would reduce consumption. And we are seeking other methods to reduce consumption such as replacing light bulbs in the common areas with bulbs that have a life of 50,000 hours or 5 years. The payback for buying these bulbs is about 2 years. Don Pinkus and Julio Ortiz will put the numbers together for these possible solutions and advise the Board who in turn will advise the Association.

Mr. Ortiz reminded everyone that the water would be shut off from 8:30 am until about 4:30 pm tomorrow, on the 11th, so that the water system can be balanced. Once the system is balanced everyone will receive the hot and cold water supply they require.

Committee Reports:

Building Committee – R. Fisher not here

Litigation Committee – D. Pinkus

Mr. Pinkus met with the State attorney 3 times and the attorney feels that everything is going along well. There have been several delays but we now have a “stand-by” for a November trial. The most recent delay was because 3 more charges were filed against Hitner, Ramos and Silver. He asked for patience and feels we will fare very well.

Finance Committee – B. Moroz

Mr. Moroz said we should discuss the extra money situation.

Landscaping Committee – C. Tufano

Mr. Duque welcomed Manny and Carmine back. Both the Board and the Residents are happy they are back and a loud applause followed.

Pool Committee – W. Rosen not here

Information Technology – J. Fisher not here

Grievance Committee – B. Neft

Ms. Neft reported that there have been meetings and recommendations have been made. Mr. Ortiz said he enjoyed working with Ms. Neft.

Emergency Readiness – Ellie Pinkus –

Mr. Duque thanked Ms. Pinkus for the excellent job she did in compiling the Hurricane Preparedness Manual.

Social Club – H. Rosenberg

Ms. Rosenberg told everyone there will be movies on Sunday evenings, refreshments will be served and she asked everyone to please attend.

Miscellaneous:

Sales for the last 4 weeks:

Unit 307	Ardavin to Ivantoya	\$190,000
Unit 808	Barrientos to Benowitz	\$201,000
Unit 507	Ostin to Benzaquen	\$233,000

Mr. Kessler explained that these units sold for such short money because they were in foreclosure.

Mr. Kessler then asked for a minute of silent respect for the passing of Renee Blonde, unit 223, long time resident of Parker who passed on May 12th but we were not advised until August.

Questions and Answers:

There was a complaint regarding a derelict chair in the garage for 3 weeks, this will be looked into. We were told that once certain units close, we would be paid some money and this would diminish the \$91 thousand owed to Parker. We were informed that if a unit is in foreclosure we only receive the lesser amount of money due to Parker Plaza or a maximum of 1% of the original mortgage given by the bank to the owner.

It was also mentioned that if a unit is in arrears and the unit is rented there is a possibility we can intercede and collect the rent money to off set some of this debt. Mr. Ortiz and Mr. Pinkus discussed whether or not this would be legal. If the condo documents support this action but the Florida statute does not we cannot collect the rent. Mr. Pinkus and Mr. Ortiz will study this issue further and then report to the Association.

There was a motion to adjourn the meeting, it was seconded and passed. Mr. Duque invited everyone to enjoy coffee and donuts.

Respectfully submitted,

Sy Kessler, Secretary
Board of Directors
Parker Plaza Estates