

Condominium Association of Parker Plaza Estates, Inc.

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 24, 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.

CORRESPONDENCE

Mr. Kessler read a letter from Shelley Portnoy in reference to making a committee for Security for employee evaluations, hiring and having monthly meetings to discuss improvements and problems. Don suggested that Ms. Portnoy be appointed Chairmen and elect a board member to serve with her. All agreed.

TREASURERS REPORT:

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

August Income Rcvd: \$391,460.99

YTD Income Rcvd: \$4,649,822.35

Monthly Budget : \$383,468.33

Quarterly Budget: \$1,150,405.00

YTD Amount: \$4,218,151.66

August Expenses: \$308,365.94

Monthly Budgeted: \$383,468.33

YTD Actual Expenses: \$4,161,090.41

YTD Budget: \$4,218,151.66

Delinquents as of August 31, 2007: \$188,484.97

Bank balances as of September 1, 2007:

Operating Checking: \$180,072.32

Operating Money Market: \$432,695.45

Rental Escrow: \$68,078.49

Windows and Doors: \$17,974.21

Wilma: \$366,130.63

Payroll: \$21,609.36

Total: \$ 1,086,560.51

Bob Ortiz stated the below amounts:

- Year To Date Total Revenue is above anticipated by \$52,239.69.
- The Operating Budget is below by \$254,380.72 due to savings from the utilities.
- Administration is above by \$ 79,316.56 due to insurance costs.
- Payroll is below by \$16,708.76 due to savings from administration, security and bookkeeping.
- The loan is on schedule with quarterly payments of \$214,500.00 and yearly payments of \$858,00.00.
- The budget is below by \$24,808.07
- The Revenue is over by \$52,239.69

The budget is ahead by \$77,047.76

POOL COMMITTEE;

Don announced the following news:

- A new chlorinator was installed in the spa.
- They are pulling up pavers needed to be replaced

LANDSCAPE COMMITTEE;

Manny Lagonikos reported that everything is on schedule and running well with the fountain.

SOCIAL CLUB;

Anne Drossner reported the following activities for the season:

- October 28th – Halloween Party (Wear costumes and bring prizes)
- November 17th – Welcome Back Snowbirds Party
- December 4th – Holiday Party
- December 15th – Talent Show

The Book Review Committee meets every month

A luncheon will be held for paid up members

Anne asked for everyone's input and suggestions at the first meeting. The date is posted on the board near the social club room.

WELCOMING COMMITTEE:

Sy Kessler gave his report:

The following are the sales and rentals:

<u>August</u>		<u>September</u>	
2202 Sale	Estevez/Conde \$220,000.00	810 Sale	Gennaro \$390,000.00
1003 Lease	Portnyagin/Olevson	824 Sale	Delgado \$329,000.00
1115 Lease	Copoloff/McSears	1524 Sale	Blechman \$315,000.00
1405 Lease	Lustig/Villalobos		
1903 Lease	Litovenchenski/Ande		
<u>Pending</u>			
812 Sale	2105 Sale		
923 Lease	2106 Lease		
1203 Lease			

PRESIDENT REPORT:

Don made the following announcements:

Misc: Don asked to change the agenda to approve the 2007-2008 Budget as submitted. No discussion was had and a motion was carried. Parking spaces are being used that are not assigned and are being occupied. A suggestion was made to have signs posted, letters sent out and to instruct Valet on what to do. Exceptions are nurses with red tags in the mirror.

Criminal Case: Additional contractors came forth and turned states evidence which helped to piece things together even more. Another arrest warrant was issued.

Banco Popular/ 11 Million Dollar Loan: Don and the attorney, Lisa Herman met with Banco Popular. The attorney asked the bank what the requirements were to take out such a loan and asked for copies. They responded by sending a letter from a law firm instructing her not to contact the bank again and that all correspondences would go through their law firm. They would then decide the context that applied.

Storm Well Project: Don and Robert Fisher contacted the original engineer which was paid \$22,00.00 and he said that the prior work was not valid and wanted to work on an hourly basis to give information for an additional \$24,000.00 contract. The information was turned over to our attorney. The contractor claimed that Mr. Hittner stopped the project after Wilma and wanted to put in a fraudulent claim with our insurance company.

Hot Water Boilers: Final plans are being done and the hope is to have them completed by Thanksgiving.

Overhead Door Installation: A contract is out and the City of Hallandale has the proper paperwork and the permit should be issued by Wednesday.

NEW BUSINESS:

Letters were sent out for Maintenance and suggested that those who helped pay for the lawyer either get back a check or have the amount put towards their October Maintenance.

MISCELLANEOUS:

Various topics were discussed as follows:

- Visitors coming into the building legally and illegally and something is needed to be done about it.
- The topic was discussed about limiting the number of guests allowed in units.
- Don stated that Robert Fisher drew plans for the gate leading to the beach and the gate is magnetic and is used with a FOB.
- A unit owner's daughter volunteered to work in the office and another unit owner used force against her. Don noted that he sent a letter to the forceful unit owner in regards to his actions and received an arrogant letter from the unit owner.
- Mr. Gonzalez suggested that security be posted at specific posts in regards to stopping people from coming in the building from the beach.
- Ms. Mendoza made points in reference to security and their overtime hours and rumors spread around the building about theft. Vesseyl justified the overtime in security and stated that the thefts were just rumors.
- Irma Rochlin applauded the present and last year board for their great job and efforts while in term.
- Helen Rosenberg praised the board on a job well done and commented that everyone is blaming security about the parking situation and that it could be another departments fault as well.
- Don stated that the trial date was postponed until next month.
- Ruth Squillante announced that the security is not bonded and Don stated that we are insured. He also noted the requirements to become hired in security.

Donald Pinkus made a motion to adjourn, it was seconded and passed.

The meeting adjourned at 9:40p.m.

Respectfully submitted,

Sy Kessler, Secretary