

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

## **MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS WEDNESDAY, NOVEMBER 29, 2006 7:30 PM IN THE PLAZA ROOM**

### **CALL TO ORDER**

The meeting was called to order at 7:30 PM by Robert Fisher.

### **ROLL CALL**

**Present:** Robert Fisher, Bob Ortiz, Johnny Pekats, Marilyn Perlman, Donald Pinkus, Max Silberman

**Absent:** Alan Goran, Sy Kessler, Herb Shamlian

### **MINUTES**

The minutes of September 6, 2006 and October 25, 2006 were unanimously approved.

### **MEMORIAL MESSAGE**

The passing of Erwin Abrams, owner of Unit 1122, was noted with a moment of silence.

### **REPORTS**

#### **TREASURER'S REPORT**

Bob Ortiz presented the Treasurer's Report. He enumerated balances which were reconciled up to September 30, 2006.

#### **General Ledger:**

September Expenses	\$339,682.68
September Income	\$30,482.02
Outstanding Maintenance and Assessments	\$3,668,689.47

#### **Bank Account Balances:**

Banco Popular Money Market	\$11,601.61
Banco Popular Operating Account	\$214,055.10
Banco Popular Payroll Account	(\$274.75)
Banco Popular Escrow Account	\$32,867.55
Banco Popular Wilma Account	\$2,169.00
UBS Wilma Account (Securities)	\$42.34
SunTrust Wilma Account	\$354,751.20
SunTrust Windows and Doors	\$1,712,738.42

**TOTAL** \$2,327,950.47

In addition, a detailed October 2006 monthly budget report was presented, itemizing all budgetary line items (Exhibit A).

### **LANDSCAPE COMMITTEE**

Carmine Tufano and Manny Lagonikos were commended for their hard work and it was announced that the planting of impatiens will begin shortly.

**POOL COMMITTEE**

Johnny Pekats reported that new awnings were installed at the shuffleboard courts, the swimming pool and whirlpool were completely restored, and that the lock on the gate to the beach has been repaired and that unit owners must resume using their keys. It was also noted that the exterior washrooms will be temporarily unavailable due to ongoing construction in the area.

**SOCIAL CLUB**

In the absence of Ruth Steinberg, Marilyn Perlman announced the following upcoming events:

12-10-06 - Light meal and entertainer

12-15-06 - Chanukah candles and Christmas tree lighting ceremony in the Lobby, followed by refreshments in the Plaza Room

12-27-06 - Bingo party

12-31-06 - New Year's party with music, meal and entertainer

**WELCOMING COMMITTEE**

Don Pinkus reported that renters were screened and approved for Units 707, 802 and 1201 and that there have been no sales.

**OLD BUSINESS**

**STATUS OF IMPACT GLASS WINDOW AND DOOR PROJECT**

Robert Fisher reported that, to date, twenty apartments in Lines 10, 11 and 12 are in different stages of replacement and that the product is very good. The work is extremely dusty and unit owners must assist in covering up their property. It takes approximately one week to substantially complete the exterior and interior work.

**STORM WELL RESTORATION CONTRACT**

The Board voted unanimously to award a contract to Dynamic Drilling in the amount of \$56,000.00. As was discussed at previous meetings of the Board of Directors, Robert Fisher repeated the procedure for relining the existing wells and the savings in cost. Work on the wells is only allowed to take place between November 1 and February 28 due to turtle nesting season on the beach.

**FOUNTAIN REPAIR AND PRESENTATION OF FOUNTAIN DESIGN**

Working with in-house employees, we are repairing the water overflow and leakage problems that have plagued the fountain. A sketch of the fountain design was presented and passed around for review, showing landscaping in the center with water flowing around it and several water jets.

**AMENDMENTS TO DECLARATION OF CONDOMINIUM AND BY-LAWS**

The following two amendments to the Declaration of Condominium were unanimously approved by the Board of Directors and will each require approval by at least 75% of all unit owners:

**PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
OF CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.**

As used herein the following shall apply:

a. Words in the text that are lined through (~~stricken out~~) indicate deletions from the present text.

b. Words in the text which are underlined shall indicate additions to the present text.

X.

**ASSESSMENTS**

Assessments, both regular and special and installments that are unpaid for over ten (10) days after due date shall bear interest at the highest rate allowable by law ~~rate of ten percent (10%)~~ per annum from due date until paid, ~~and at the sole discretion of the Management Firm and/or the Board of Directors,~~ and a late charge of five percent (5%) of the installment ~~\$25.00~~ shall be due and payable.

XI.

**PROVISIONS RELATING TO SALE OR RENTAL OR OTHER  
ALIENATION OR MORTGAGING OF CONDOMINIUM UNITS**

**B. MORTGAGE AND OTHER ALIENATION OF UNITS**

1. A unit owner may not mortgage his unit, nor any interest herein, without the approval of the Association and the Management Firm, as long as the Management Agreement remains in effect, ~~except to an Institutional Mortgagee, as hereinbefore defined.~~ The approval of any ~~other~~ mortgagee may be upon conditions determined by the Board of Directors of the Association and the Management Firm, and said approval, if granted, shall be in recordable form, executed by two Officers of the Association and an executive officer of the Management Firm. Where a unit owner sells his unit and takes back a mortgage to secure a portion of the purchase price, the approval of the Association and the Management Firm shall ~~not~~ be required.

(a) No person wishing to purchase a condominium unit within the condominium may obtain a mortgage loan for such purchase, in which the amount of said mortgage is greater than ninety percent (90%) of the purchase price of the unit. Further, no unit owner may obtain any mortgage loans, including but not limited to, refinance loans, that encumber the unit, the aggregate value of which exceed ninety percent (90%) of the appraised value of the unit, as determined by a certified and licensed property appraiser, at the time said mortgage loans are obtained.

The following three amendments to the By-Laws were unanimously approved by the Board of Directors and will each require approval by at least 50% of all unit owners:

**PROPOSED AMENDMENT TO THE BY-LAWS OF  
CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.**

As used herein the following shall apply:

a. Words in the text that are lined through (~~stricken out~~) indicate deletions from the present text.

b. Words in the text which are underlined shall indicate additions to the present text.

### ARTICLE III. MEETING OF THE MEMBERSHIP

Section 3. Annual Meeting. The annual meeting shall be held at 7:30 P.M. on the third Thursday in February of each year, for the purpose of electing Directors and transacting any other business authorized to be transacted by the members, provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next secular day following. At the annual meeting, the members shall elect by a plurality vote – (cumulative voting prohibited), a Board of Directors and shall transact such other business as may properly be brought before the meeting. The Association's attorney or an elections monitor, as defined in Florida Statute 718.5012(9) shall be present at all annual meetings to conduct and facilitate said meeting. The election and all documents, including, but not limited to ballots, pertaining to the annual meeting shall be received, stored and brought to the annual meeting by said attorney or elections monitor.

### ARTICLE IV. DIRECTORS.

Section 11. Powers and Duties. The Board of Directors of the Association shall have the powers and duties necessary for the administration of the affairs of the Association, and may do all such acts and things as are not by law or by the Declaration of Condominium, this Association's Articles of Incorporation, or these bylaws, directed to be exercised and done by unit owners. These powers shall specifically include, but shall not be limited to the following:

(h) Notwithstanding anything contained here and to the contrary without approval of the majority of the membership, Board members shall not have the right to borrow money on behalf of the Association or in the name of the Association, unless said sum does not exceed ten percent (10%) of the annual budget and the length of said loan does not exceed the term of one (1) year.

(i) The Association may levy reasonable fines against a unit owner (and if applicable its licensee or invitee) for the failure of the unit owner, or its occupant, licensee or invitee, to comply with any provision of the Declaration, the Association By-Laws, or reasonable Rules of the Association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice of at least fourteen (14) days and opportunity for hearing before a committee of at least three (3) members appointed by the Board, provided that no such fine shall in the aggregate exceed \$1,000 unless otherwise provided. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units.

Voting on these items will take place at the same time as the vote for the waiving of reserves during the Annual Meeting in February.

**COMMUNITY EMERGENCY RESPONSE TEAM (CERT) TRAINING PROGRAM**

On behalf of Arlene Lippel, Julie Fisher reported on the Community Emergency Response Team training program sponsored by the City of Hallandale Beach Fire Rescue Department. The Fire Department will conduct CERT training right at Parker Plaza if we have at least ten unit owners or others who would like to participate. The course is free and takes 2-1/2 hours one night a week for eight weeks, and could start in February if there is enough interest.

**REPORT ON ILLEGAL RENTERS**

A number of units are being rented illegally; some call themselves guests or visitors and give false names. Unit owners are urged to observe and report to the office any unfamiliar faces.

**\$11 MILLION LOAN**

We are continuing to investigate our loan and are asking Banco Popular to provide us with certain documents. We have also contacted three attorneys for opinions on this matter. Our goal is to get any consideration that would ultimately lighten the burden on the unit owners both now and in the future.

**NEW BUSINESS**

**STATUS OF MANAGER SEARCH**

We have interviewed many managers who possess varying degrees of experience and an assortment of skills. We are looking for the person with the right fit for us. No matter whom we select, we will not sign a long-term contract.

**CARING FOR OUR ENVIRONMENT**

**BEACH CLEAN-UP**

Even though the city grooms the sand and cleans the beach on a regular basis, there is still a lot of trash that gets overlooked. Sue Bradley talked about taking care of our beach and picking up those things that get left behind. She suggested that the city initiate an adopt-a-beach program where people would be responsible for taking care of a specific segment of the beach. In the meantime, everyone is encouraged to clean up the beach behind our building and there is now a rake in the Pool Office that residents can borrow to help do the job.

**SEA TURTLES**

We have received a letter of non-compliance from the City of Hallandale Beach stating that our lights facing the beach are not to code. We are working to correct this and have been told that once we are in compliance we can arrange to have a turtle hatchling release behind our building sometime during the summer.

**ADJOURNMENT**

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Sy Kessler, Secretary