

# The Condominium Association of Parker Plaza Estates, Inc.

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## **Meeting of the Board of Directors Wednesday, June 19, at 7:30pm Minutes**

### **Call to Order**

The meeting was called to order by Vice-President, Rosalie Caplan at 7:41pm.

### **Proof of Notice**

Notice properly posted.

### **Roll Call**

Rosalie Caplan, Vice President  
Linda Lustig, Secretary  
William Gennaro, Treasurer  
Robertino Asaturyan, Director  
Diane Castiglione, Director  
William Chaiken, Director  
Simon Sherman, Director  
Robert Perlman, Director

### **Approval of Minutes**

Mrs. Lustig made a motion to approve the minutes for the Board of Directors meetings of May 16, May 23 and June 4 of 2019, Mr. Perlman seconded the motion all Directors were in favor.

### **OLD BUSINESS**

#### **Phase I Construction Update**

Mr. Cash and Mr. Santiago, representatives from CTC Construction gave an update on the ground floor cleaning, swing stages and permit process. After further discussion Mrs. Lustig made a motion to change contractor of record at the City for the construction permit, Mr. Chaiken seconded the motion all Directors were in favor. Unanimous to go ahead with the change of contractor. Work for Hurricane Preparation will begin once the permit is modified, approximate 5 days.

## **NEW BUSINESS**

### **Garbage Service Contract**

Mrs. Lustig made a motion to accept the Waste Connection Service contract to include 2 special conditions revised by the Association Attorney, Mr. Perlman seconded the motion all Directors were in favor. Unanimous to go ahead with waste Connection for the garbage pick-up service, saving approximate \$9,000.00 per year.

### **Infinite Energy Natural Gas Agreement**

Mrs. Lustig made a motion to renew the agreement with Infinite Energy, Mr. Perlman seconded the motion all Directors were in favor. Unanimous to go ahead with the gas agreement renewal.

### **Ratify Genset Bid for Generator Repairs**

Mr. Perlman made a motion to ratified the selection of Genset proposal for the emergency generator repairs, Mrs. Lustig seconded the motion, and all the Directors were in favor. Unanimous ratified the selection of Genset.

### **Adopt Resolution for Electronic Voting**

Mrs. Lustig made a motion to adopt the Resolution for Electronic Voting, Mrs. Caplan seconded the motion, and all the Directors were in favor. Unanimous passed the adoption of the electronic voting resolution as a possible option for future voting.

### **Approval of Employee Waiver**

Mrs. Lustig made a motion to approved the employee waiver, Mr. Perlman seconded the motion all Directors were in favor. Unanimous passed the approval of the waiver. Both employees and unit owners must sign the waiver in order for the employees to work in their units after hours.

### **Reorganization of the Board of Directors**

Vice-President Rosalie Caplan announced Mr. Perlman decision to step down as President from the presidency for personal reasons, the position remains vacant at this time.

### **Adjournment**

Mrs. Lustig motioned to adjourn the meeting, Mr. Chaiken seconded the motion  
The meeting was adjourned at 8:37pm

### **Good and Welfare**