

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION. INC
10777 W Sample Rd, Coral Springs, Fl

MINUTES OF
BOARD OF DIRECTORS MEETING OF
March 4, 2019

Call to Order:

The meeting of the board of directors of Country Club Tower of Coral Springs was called to order at 7:30p.m. by President Jerry Rubin in the building lounge on Monday, March 4, 2019. Board Members present were, Jerry Rubin, Daniel Prudhomme, Katie Singer, Marie Pillitteri and Elliot Davis.

A copy of proof of notice of this meeting is in the office.

Reading Minutes of Prior Meetings:

The minutes to the February 4, 2019 Board of Directors Meeting were read by Elliot Davis and accepted and approved by the board members.

Treasurer's Report:

Katie Singer explained that after last month's meeting she and Cindy re-examined entries in the Budget in the QuickBooks application and made changes to reflect that some payments are paid quarterly, bi-annually and annually versus monthly. These changes provide a more accurate view of budgeted versus actual expenses over time. They also reviewed the Bank of America Plumbing Reserves and made corrections.

Budget:

Katie Singer reported the following financial information as of month ending February 28, 2019:

Income was \$241,233 **Expense** was \$189,569 resulting in **Net Income** of \$51,664.

We are currently over budget by \$12,266 mainly due to Fire Life Safety plan consultation mentioned last month (\$2,000), extensive repairs to our outside CCTV system (over \$3,600). Delinquent maintenance payments and associated legal fees (about \$3,000) that we expect to recoup at some point, and landscaping and tree trimming expenses exceeded budget by (about \$1,700).

Cash Accounts:

Operating Accounts Total \$229,091. **Lease Deposits** \$64,215.

Special Assessment Account \$118,014.

Contingency Reserves \$289,902. **Windstorm Reserve Accounts** \$160,186.

Bank of America Reserves \$21,790. **Total Reserves** \$471,878.

Long-Term Liability-

As of January 31, 2019, the balance on the Small Business Administration hurricane loan is approximately \$364,565. Government shutdown delayed agency reporting updated balance. It is to be updated next month.

Committees' Reports:

Admissions Report:

Susan Hubert reported the following admissions information:

13% Units with occupants under 55-years old.

87% Units with occupants 55-years and older.

48-Rentals 2-Available for Rent

Activity during month of January 2019: 1-Sale (apt 709); No-Sale Applications (pending); No-Rentals; No-Rental Applications (pending).

Roof Project:

Dr Mason reported the roofer is a problem since the last meeting with Mike Trussell. Roofer has not been communicative. A month has gone by that we tried to communicate with the roofer without a response. It now has been one year since the contract was signed and Mike Trussell has not responded at all. Dan recommends that the Board considers to inform the buildings department that there has been a lack of progress in the completion of the roof and allow the buildings department to notify the contractor that he is in default. As long as the roof remains without the silicone coating, it is subject to deterioration.

Jerry Rubin asked the Board Members to vote on first sending a letter to the contractor advising him of our intent to give him 48 hours to contact us. If he does not comply within 48 hours, we will contact the buildings department about the contractor not completing the work. The Board voted unanimously to move forward. Because the roofer is licensed, the buildings department has an interest in this issue.

Bunny Pennypacker reported seeing rust marks on the ceiling and floor in the 12th floor storage room.

Hurricane Committee:

Joe Sharkin reported that notices will be posted this month for 2019 volunteer hurricane floor captains and committee members. Please speak with Joe or Cindy in the office about your interest in volunteering.

Entertainment:

Jerry Rubin reported:

Bingo is scheduled for Wednesday, March 20th.

For Entertainment, Jerry announced that the show will be scheduled in April. Information on the show will be discussed at the April 1st Board of Directors Meeting.

Movie showings have attracted larger groups lately.

Old Business:

Old business was waived since Elliot's reading of the February 4th Board Meeting thoroughly covered this section of tonight's meeting.

Country Club Tower 2019 Committees list of volunteers. Jerry Rubin read off the list by committees and the volunteers' names. He made a motion the Board vote these people as volunteers. Elliot Davis second. The Board members unanimously voted to approve the volunteers. A copy of the list is an exhibit to these Board Minutes.

New Business:

Sign on Automobile: Jerry Rubin reported that the unit owner occupant who unsuccessfully brought a suit against the condominium placed a sign on her automobile that she is being harassed by the condominium board and individuals. The sign is now covered. The condominium lawyer suggested to take a wait a see approach to see what happens in the next couple of months before the board takes any action.

Condominium Rules and Regulations: Jerry Rubin also spoke about the Condominium Rules and Regulations that govern limitations of occupancy within the Building. Recently, an issue that children under the age of 14-years cannot reside in the building. Persons under the age of 14 are not permitted to visit for more than thirty (30) days per visit. A combined total for persons under the age of 14 shall not exceed sixty (60) days per year. There are additional limitations of occupancy within the Condominium Rules and Regulations.

Jerry made a motion for the board members to vote that all prospective building occupants whether as owners or lessees must show they have in their possession the Condominium Rules and Regulations and By-Laws and sign a statement that they read these documents before scheduling the Orientation Meeting. They may buy copies of these documents from the building's office. Also, present occupants who do not have the Rules and Regulations and By-Laws may purchase copies from the building's office. Board members unanimously voted to implement this procedure.

Installing Speed Bumps at Breezeway: Jerry Rubin would ask Richard Singer to do the research. Board members unanimously agreed to the research. At the next board meeting, members will discuss installing rubberized speed bumps across the entrances to the Breezeway to slow down the vehicles.

Head-In Parking: All vehicles operators must comply with Head-In parking. Do not back-into a parking space. This is a **Police rule** as well as the Country Club Tower rule. Jerry Rubin is asking all residents to advise their guests.

Visitor Check-In: All visitors must check in at the desk. That includes visitors that are known by guards and visitors that residents know are coming to visit.

Trash Bags in Laundry Rooms: Trash and recyclables are not to be thrown into the Laundry Rooms receptacles. Throw away trash down trash room chute and place recyclables in trash room recycle receptacles.

Website Update: Katie Singer reported the website up and running.

Tennis Courts: At this time, no one is using the tennis courts. A couple of people spoke with Jerry Rubin saying the courts need to be refurbished. The cost for refurbishing the tennis courts is \$71,500. The contractor came up with an alternative price of \$17,500. After reviewing the 2019 budgeted costs and expenses already spent, Jerry will tell them the Board does not have the funds for refurbishing the courts. Jerry will tell Hector to power-wash the courts.

Assigned of Handicapped Parking Spaces: There are 2 spaces set aside for either visiting handicapped or emergencies.

Open Forum:

Loretta Pisano remarked that to send notices of paid-in-full assessments was money and paper wasteful. Treasurer Katie Singer responded that when owners receive a bill, they know they owe

the money and when they receive a paid-in-full notice they have something to keep that shows they paid the assessment.

Paulette Colacicco stated the pavement under her car space #2 and Scot Drattel's car space #3 is cracked and lifting. She is concerned she will trip and fall. John McDonnell will follow-up.

Nancy Nieves-Pena reported that the yellow domed pavement markers (also known as Yellow Traffic-Turtle domes) are damaged. The Board will have them replaced.

Nan Bowen spoke about unattended vehicles left at the service entrance not allowing others to pick up or discharge handicapped persons, remove groceries and luggage from cars, and placing luggage and other items into cars. Jerry Rubin said the unattended vehicle is not complying with the Condominium Rule. The guard is to be told this is a violation of the Condominium Rule and the driver is to remove the vehicle immediately.

Jerry Rubin stated that he will tell Hector not to park his unattended truck and to tell the kitchen contractor not to park his unattended truck in the service entrance area.

Haim Benzino asked the Board for consideration to exempt an owner from Section IV of the Condominium Rules and Regulations when a tenant dies prior to the end of an existing one-year term lease and permit a new tenant to lease the unit. Jerry Rubin stated that the subject would be tabled until the next board meeting.

Adjournment:

Meeting adjourned at 8:40p.m.

Submitted:

Elliot Davis, Secretary