

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

MINUTES OF
BOARD OF DIRECTORS MEETING OF
February 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, February 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 January 7, 2019 Board of Directors Meeting, the January 22, 2019 Annual Meeting of Members and the January 22, 2019 Organizational Meeting of the Board of Directors were read by Elliot Davis and accepted and approved by the board members.

Treasurer's Report:

Katie Singer reported the following financial information as of month ending January 31, 2019:

Income was \$227,158 **Expense** was \$104,971 resulting in **Net Income** of \$122,187.

We are over budget by \$26,582, mainly due to beginning-of-year down-payments for package insurance (over\$13,000), tree trimming (\$4,000), Fire Life Safety plan consultant (\$2,000), and the cost of replacing community A/C hoses to apartments (over \$2,100). The expenses will be amortized throughout the rest of the year.

Cash Accounts:

Operating Accounts Total \$488,522. **Lease Deposits** \$64,765.

Special Assessment Account \$64,264.

Contingency Reserves \$289,891. **Windstorm Reserve Accounts** \$160,186.

Bank of America Reserves \$26,843. **Total Reserves** \$476,920.

Long-Term Liability-

As of January 31, 2019, the balance on the Small Business Administration hurricane loan is approximately \$364,565.

Committees' Reports:

Admissions Report:

Susan Hubert reported the following admissions information:

14% Units with occupants under 55years old.

86% Units with occupants 55years and older.

47 Rentals 3 Available for Rent

Activity during month of January 2019: 1-Sale (apt 418); No-Sale Applications (pending); 1-Rental (apt 1204); No-Rental Applications (pending)

Roof Project:

Dr Mason reported that poor weather conditions in January did not allow the contractor to complete the work. The contractor scheduled work to be done in February. There was a slow leak from the roof into the 12th floor corridor. It was not affecting any of the apartments.

Tree Trimming:

John McDonnell reported that the tree trimming company did an outstanding job. On the last day they were here, it began to rain, they will be back to do some touch work.

Hurricane Committee:

Joe Sharkin asked that the hurricane floor captains return the folders with their contents to reuse for the 2019 hurricane season.

Entertainment:

Jerry Rubin reported:

Bingo is scheduled on February 19th

For Entertainment, Jerry is contemplating a Las Vegas review style show in March around St Patrick's Day similar to the show a couple of years ago. Phyllis Favero and Sharon Greenwald will work with Jerry. Tickets will be priced at about \$10 per person.

Movies Linda Condron brought to our attention the posters she prepares are exhibited in the elevators too late in the week. A discussion ensued. Jerry asked Linda to notified him each time she brings the posters to the office. Dan Mason volunteered his wife Lauris to have the posters in the elevators on a timely basis.

Unfinished Business: None

Old Business:**Country Club Tower Website Update:**

Katie Singer reported website is up and running. Now working on "Passwords" and "User IDs" Forms to request "Passwords" and "User IDs" are available from Cindy in the office.

The CCT website is: "Country Club Tower.com". Katie reviewed which information will be in the "Public" and "Private" sections of the website.

Joe Sharkin suggested the pictures on the website should be updated.

Jerry remembered recent photos taken. Katie will forward them to the website designer.

Fire Sprinklers Update:

Dr Mason presented an update on the fire sprinkler system also known as "Engineered Life Safety System" (ELSS). The Fire Sprinkler committee comprised of Jerry Rubin, Dr Mason, John McDonnell and Joe Sharkin met with our Fire Safety Engineer who was approved by the Coral Springs Fire Marshall. Our Engineer presented the possibility of what equipment we would need in our building according to the present law. Although 10-years ago we opted out of a fire sprinkler system by a majority vote of all the unit owners voting, it became apparent last year the vote had a twist to it. We thought we were opting out of a sprinkler system completely. It only meant as we and the other communities in the state of Florida that the requirement that we opted out is to fully sprinkle every single room in the building. The legislature last year voted unanimously that if we opted out, that we opted out of a fire safety system which was a system in which several elements had to be present. One element is having sprinklers in the common areas

and one sprinkler head in each apartment at the entrance to the unit. Another element is fire doors in every corridor which would block the smoke and fire moving from one area to another which is known as positive air flow emission. That would divert the smoke to an area where it would vent out of the building. The engineer described these options and which would be the least expensive and least obtrusive to our units.

The legislature gave a deadline of December 31, 2019 for the project to be completed. Our attorney had informed us that because there are so many condominiums in need of this work and not enough contractors and plumbers. Most likely as long as we plan and move forward, we would not be under the gun.

Jerry Rubin will give us updates on this issue. Perhaps, the new state legislature will revisit this issue during the 2019 session and reverse the requirements and the new governor Ron DeSantis will approve the reversal.

New Business:

Jerry Rubin reviewed the following:

Trash Room Neatness:

People are putting items in the trash rooms on floors 2 through 12 that should be taken to first floor trash room such as card board boxes, bags, pizza boxes, small appliances, discarded clothing. We identified the people doing this by looking on the video recordings and fined them. It is important to report the trash room condition to the office as soon as possible.

Stop Signs and Speeding through Parking Lot:

Obey all stop signs on the condominium property. Be mindful that residents and guests (including children) leave and enter the lobby and the West wing of the building through the breezeway. Drivers must make a FULL stop before entering the breezeway in either direction.

The Country Club Tower rule is for drivers to use the breezeway for picking up/dropping off passengers and using the service entrance, otherwise, drive around the East or West wings to get to the back of the property.

Drive slowly through the parking lot and be aware of people walking and riding bicycles.

Real Estate Open House:

Country Club Tower does not permit Open House events. We do not want unknown people having access to the elevators and all the floors.

The real estate agent brings in a client, registers at the front desk, and gives his or her business card to the guard.

Bug-Off:

We are negotiating with Bug-Off to have monthly service to all apartments. This expense will be paid by the condominium association. The contract has not been finalized. We do believe this will benefit all building occupants.

Door Leading to the Pool Area:

We are concerned the pool door is not under the guard's control to allow access into the building. We contracted with Bass United to install a buzzer and speaker system at the door with a camera up above it. The door will be constantly locked 24-hours a day. The system will be able to operate 4-additional doors if needed at a later date.

Katie Singer reviewed the following:

Dated Maintenance and Assessment Checks:

Maintenance checks are due on the first day of the month. We hold the checks until the first day of the month. On the first business day of the month the checks are deposited. Generally, there is a 10-day period to pay before it is considered late. We can no longer accept a check to hold for a future date. Processing 209-checks makes it difficult to keep track of different requests. Only give the check to us when there are funds available. Ask Cindy how much the late fee is and include it in your check. This also applies to the Assessments.

Open Forum:

On the CCT Website certain information will be under the “Private” section where only Unit Owners (not Renters) can gain access using “User ID” and “Password”.

Dr Mason suggested that the Board of Directors entertain the idea of employees having staggered hours There will be more coverage throughout the day. Jerry Rubin agreed and will bring this before the Board Members.

Richard Singer was thanked for replacing the tread mills motors. He spent a couple of days working on them.

Nan Bowen reported the 6th floor corridor air conditioner did not cool the section of the East corridor adjacent to Apartments 612 and 614. A discussion ensued. Jerry Rubin will ask an air conditioning technician to inspect the A/C system and report possible air flow remedies. He also recommended that Kay Dambrosio contact the technician to inspect her apartment’s A/C air flow current to the second bedroom.

Adjournment:

Meeting adjourned at 8:40p.m.

Submitted:

Elliot Davis, Secretary