

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

MINUTES OF
BOARD OF DIRECTORS MEETING OF
April 1, 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, April 1, 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 Meeting:

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

Treasurer's Report:

Budget:

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

Income was \$257,035 **Expense** was \$244,848 resulting in **Net Income** of \$12,187.

We are currently under budget by about \$24,860 mostly due to maintenance repairs and replacements are lower than expected, the timely receipts of the a/c work order payments, and expected expenses not yet paid.

Cash Accounts:

Operating Accounts Total \$190,752. **Lease Deposits** \$64,177.

Special Assessment Account \$117,341.

Contingency Reserves \$289,157. **Windstorm Reserve Accounts** \$160,457.

Bank of America Reserves \$21,290. **Total Reserves** \$470,904.

Long-Term Liability-

The balance on the Small Business Administration hurricane loan is approximately \$360,965.

Committees' Reports:

Admissions Report:

Jerry Rubin read the following admissions information:

15% Units with occupants under 55-years old.

85% Units with occupants 55-years and older.

46-Rentals 4-Available for Rent

Activity during month of March 2019: 2-Sales (apts. 103 and 709); 1-Rental; 1-Sale Application (pending); No-Rental Application (pending).

Roof Project:

Dr Mason reported the roofer responded to the our letter. As of Friday, March 29th the contractor completed recleaning the roof which will allow the final application of silicone and a trailer containing silicone material was delivered to the job site. The contractor's crew will be begin the silicone application on Wednesday, April 3rd. The contractor anticipates the job will be completed by the following Sunday. The condominium's roof consultant will be supervising the completion of the roof project.

Hurricane Committee:

Joe Sharkin noted that residents who changed their telephone numbers since last hurricane season should report the updated information to the building office. In addition, Alex Falcone the Coral Springs Emergency Management Coordinator will schedule an informational meeting at Country Club Tower. Notice of the meeting will be posted.

Entertainment:

Jerry Rubin reported:

Bingo is scheduled for Wednesday, April 10th. He thanked the volunteers.

Entertainment: Jerry announced that a sign-up sheet will be implemented for people who are interested in seeing the Las Vegas Review in the lounge sometime between the end of April to the middle of May. A minimum of 40 people are needed to schedule the Review.

Movies: Linda Condron reported that attendance has increased.

Old Business:

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

New Business:

New Pool Door Security: The pool area access door will be retrofitted to be locked 24 hours a day the same as all other doors with outside access to building. We are waiting for delivery of the lock. A doorbell and camera have already been installed.

Richard Singer: Jerry Rubin thanked Richard for helping with building maintenance issues.

Expensive Bathroom Waste-line Clogs: Last month, there was an expensive repair job due to items other than toilet paper clogging the toilet waste pipes. The cost was \$2,000 which paid for an emergency plumber called in at 10:PM and employees overtime salaries. The pipes are over 40-years old. The inside of the pipes are rusting which causes jagged surfaces that catch foreign objects other than toilet paper as they pass through. Only throw "toilet paper" into the toilet. The Condominium Administration will distribute a notice to all building occupants and owners explaining this condition.

Receiving Entrance Parking: This area must be kept unobstructed and available to all. No vehicle is permitted to stand unattended in the receiving area. Standing is to be for pick-up and discharge of passengers, removing groceries and other store bought items and luggage. When completed, immediately move your vehicle to its designated parking space.

Security: Andy, who works in maintenance and security as needed, will be assigned to work in both departments. He will work security 2 to 3-days a week. A new hire with experience will work fulltime from the hours of 10AM and 6PM.

Outside Contractors Using Service Elevator: They must leave the elevator clean at the end of each day.

Scheduling of Move-Ins, Move Outs and Deliveries: Scheduling must be arranged with the building office personnel.

Lease Discussion from March 4th Board Meeting: Jerry Rubin made a motion to leave Article XIII Subsection B of the Declaration of Condominium as written. Second by Elliot Davis and unanimously approved by Board Members.

Open Forum:

Laundry Room: Pursuant to Fire Department code, the laundry room door is to remain closed.

Entertainment Tickets will cost \$10.

Apartment 1010: Newly purchased by Audrey Mocco has a child under age of 14 years occupying the apartment. The Board resolution is treating the child's occupancy as a 60-days visit pursuant to the Condominium Rules and Regulations. After that time, the Board will determine the course of action to take.

The Pool Heater: The heater is scheduled to be serviced.

Website Update: The website is down due to a server problem. The website developer is working to get it up and running.

2-Smaller Shopping Carts: were damaged. 2 replacements will be ordered.

New Flat Screen in Lobby: Installed opposite security desk. Will be used as our electronic Condominium Information Board. The nighttime guard may change it to a multi-camera screen which the guard can view.

Adjournment:

Meeting adjourned at 8:40p.m.

Submitted:

Elliot Davis, Secretary