

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

MINUTES OF
The Annual Meeting of the Association at 7:30PM
on
Tuesday, January 26, 2021 VIA Zoom

Call to Order:

The meeting of the board of directors of Country Club Tower of Coral Springs was called to order by President Jerry Rubin at 7:30pm VIA Zoom from Boston.

Roll Call:

Board Members in attendance via zoom in Florida were Katie Singer, Vice President and Treasurer, Don Prudhomme and John McDonnell both members at large and Dorothy Izone, Secretary. Dr. Mason, Chairman of the Covid-19 committee and Joe Sharkin, Co-Chairman, Covid-19 committee and 20 or more residents participated.

Minutes of the December 14, 2020 meeting were read and accepted as submitted. Katie Singer seconded the motion of acceptance.

Pursuant of Florida law, Jerry Rubin reported an election of the directors of the association is not required, since the number of persons wishing to run for the Board is equal to the number of vacancies to be filled. The Board will remain the same.

Jerry Rubin, president Katie Singer, Vice President and Treasurer Dorothy Izone, Secretary John McDonnell and Dan Prudhomme members at large, Joe Sharkin Assistant to the Board.

Committee Reports:

Covid-19 Joe Sharkin reported the building with his and Dr. Mason guidance and the resident's cooperation, only 2 cases have happened. Many residents have received the first shot of the vaccine, some ready for the second shot. Joe gave a special thank you to Dr. Mason for his concern and attention to the virus.

Dr. Mason reported the committee will continue their weekly briefing, a new phone number to call for an appointment is posted in the elevator, at the security desk # 866-201-6313. Dr. Mason requested the Board fine a resident not obeying the mask rules. The Board after discussion voted unanimously to fine the resident \$100.

Treasurer Report:

Profit and Loss

As of December 31, 2020, Income was \$1,015,375 and Expense was \$990,046. Net Operating Income was \$25,329. Total Reserve expenses are \$158,602, which was \$106,602 more than Capital expenditures/Deferred Maintenance Reserves allocated for 2020.

Operating Accounts were \$29,143 and Lease Deposits were \$54,843.

Reserves

Contingency Reserves were \$307,812

Windstorm Reserves were \$161,927

Capital Expenditures/ Deferred Maintenance (aka “BOA”) Reserves were \$9,380.

Long-Term Liabilities

The Small Business Administration hurricane loan balance remains approximately \$351,000.

Admissions:

Jerry Rubin Reported.

82.30 % over 55

17.70 % under 55

50 - Total Rentals

0 - Available to Rent

4- Applications

10- Units vacant

New Business:

The trees will be trimmed under Hector’s guidance. There will be open parking for 1 week. Four cameras are being replaced. The Board voted unanimously to purchase 4 new lights for the rear parking area. A new steam cleaner is needed for cleaning the tennis courts, Dr. Mason feels the courts need more maintenance than just cleaning. This will have to be tabled for now due to the cost expenses, also the pool will need repairs first and that will be an assessment. Hugo Hernandez recommends to paint the courts. The decision was to consider painting since the courts are not used. One side of the courts is in bad shape. Katie Singer feels we can have one court for tennis and one for pickle ball.

Jerry had gotten calls from residents complaining about work in units after 11pm, Sunday and holidays. The rule is Monday - Saturday 8 to 6 pm for construction, none on Sunday or holidays.

The Board has signed a contract with Blue Stream for the new system, as soon as they get all their material, work will begin.

Open Forum:

Dorothy Izone reported the Employee Holiday Fund was a great success. A total of \$10,810 was collected, \$9300 was divided among the employees, leaving \$1510 to be given out for Christmas in July.

A Resident questioned why only 1 Realtor is allowed to show units for sale or rent. After much discussion with Dr. Mason and Joe Sharkin, the new time frame will be 1 Realtor from 10AM to 11AM – the second Realtor from 12PM to 1PM. The hour break is to allow maintenance time to disinfect the areas.

Sandy Lobel noted that plastic bottle caps and plastic bags are not Recyclable? They go in the garbage.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Dorothy Izone, Secretary