

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

MINUTES OF
The Board Meeting of the Association at 7:30PM
on
Thursday, March 18th, 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 7:45pm 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 25 or more residents participated.

Minutes being read of the January 26, 2021 meeting were tabled until next meeting and motion to be accepted was submitted. Katie Singer seconded the motion of acceptance.

Committee Reports:

Covid-19 Dr. Mason reported that 88% of the residents over 65 has been vaccinated. The building is very safe and no additional cases in building. 5 of the employers have already been vaccinated. We are urging everyone expecting by April the building to be vaccinated immunity. Everyone is to wear mask, wash your hands and be very careful. 117 increase hospitalization and deaths.

Joe Sharkin stated more and more people are getting vaccinated, with doctor's notes you can be vaccinated 16 years and over. In another week it will be going to 50 years old.

Dr. Mason added that a letter was sent out with a fine of \$100 to the resident who violated the covid-19 protocol neglecting to wearing mask. It is very important and it is a government emergency order that mask must be worn.

Jerry thank Joe Sharkin and Dr. Mason for a terrific job in keeping everything under control. Just mask problem alone is a good job. Coral springs feels the same way, as well as the fire department and city hall.

Treasurer Report:

Profit and Loss

As of February 28, 2021, Income was \$291,706, Expense was \$182,996, and Net Operating Income was \$108,710. Total Reserve spending was \$19,900.

Operating Accounts were \$148,468; Lease Deposits were \$54,345.

Reserves

Contingency Reserves were \$297,820

Windstorm Reserves were \$152,029

Capital Expenditures/ Deferred Maintenance (aka "BOA") Reserves were \$22,380

Long-Term Liabilities

The Small Business Administration hurricane loan balance remains approximately \$351,000.
The SBA has suspended payments until April 2021.

Admissions:

Jerry Rubin Reported.

81.82 % over 55

16.27 % under 55

46 - Total Rentals

4 - Available to Rent

4 - Applications

4 - Units vacant

Old Business:

- All trees have been trimmed, additionally more work will be done with the front entrance and around the facility. The four (4) cameras are working great.
- Steam cleaning for the tennis courts is being worked on right now.
- Maintenance will be done on the pool. No replacement for the pool heater currently.
 - A final analysis on what needs to be done is expected soon.
- Phone calls are being made about construction after hours after 6pm at night. No construction/remodeling work is allowed during night hours.
- Blue stream going forward with contract meeting on Monday and Tuesday. Joe Sharkin will give a report on what is going on. Everything is on track so far. The contract tentative start date is for April 2021, equipment mid-July, testing in August and completing September 2021. Fiberoptic work outside will start soon. It is six (6) days a week job, therefore, it is going to be a long process.

New Business:

- Blue stream contract has been finalized and signed. However please do not cancel your old services, until new system is installed and completed.
- A meeting was held with the security guards in reference to complaints about them and the gossiping at the desk, it all must stop.
- Jerry Rubin reported that all move in and outs and deliveries must be handled by Tammy in the office. The elevator must be reserved, deposits collected and a guard scheduled for the job.
- Two realtors showing allowed on Monday to Saturday between 10am to 11am and 12noon to 1pm. They must make arrangement with Tammy or security desk.
- Jerry informed everyone the guards no longer call residents to inform them that they have a package downstairs. The package is labeled and put on top of the in-house mail slots. The guard only calls for refrigerated medicine or food.
- Residents were informed to not park and leave car parked at the back or front door, you can pull up, unload car and go park your car. Hector is allowed to leave his truck at the back door on occasions when he is doing something for the building.
- New signs were ordered for several areas on the property. No smoking with in 25ft of the building. The outside bench will be put out during the day hours and removed at night for now.

Open Forum:

- Residents were reminded they must wear masks in all common areas, only when outside and no one is around an individual, remove of mask is allowed; additionally, going to your car or walking.
- Caroline Ross asked when the building will be open for families? Joe Sharkin reported when the building reached 75 to 85 percent of the residents get the vaccine CDC says it will be considered.
- Marie Joseph thanked Dr. Mason and Joe Sharkin for a wonderful job they are doing. Dr. Mason explained that they are following the rules of CDC and the city of Coral Springs.
- Sandra Shaff asked if there are restrictions regarding doing laundry at any time and Jerry Rubin responded that there are no rules on doing laundry.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Dorothy Izone, Secretary