

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
Tuesday, May 4, 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 March 18, 2021 meeting were read and accepted as submitted. Katie Singer seconded the motion of acceptance.

Jerry Rubin President talked about two Country Club Tower residents that passed away after the last Board meeting, Angela Carducci unit # 802 and Donald Flynn unit # 719.

Committee Reports:

Covid-19 Dr. Mason reported that 95% of the residents over 65 has been vaccinated. 40% under 65 have not gotten vaccinated. There has been a decrease in death and hospitalizations. The building still has many residents resisting the vaccine, this problem must be discussed and addressed. A letter from our lawyer was read by Joe Sharkin (copy at the office), committee must continue with the present procedures.

Dr. Mason asked the board to vote on keeping the guidelines the same for 30 days. The board voted unanimously on May 4, 2021 to retain guidelines as is for 30 days. Jerry Rubin gave a special thank you to Dr. Mason and Joe Sharkin for the great job they are doing.

A resident of unit 1108 asked about visitors in the unit, Joe reported two are allowed and the security guards are monitoring them daily.

The pool hours are now 9am to 5pm daily.

Hurricane:

Joe Sharkin, chairman of the hurricane committee will be making announcement over the speaker to keep everyone informed. The volume of the speakers must be addressed in some units by Bass United.

Treasurer Report:

Profit and Loss

As of April 30, 2021, Income was \$545,486, Expense was \$367,243 and Net Operating Income was \$178,243. Total Reserve spending was \$37,675.

Operating Accounts were \$217,239, Lease Deposits were \$57,245.

Reserves

Contingency Reserves were \$297,824

Windstorm Reserves were \$142,033

Capital Expenditures/ Deferred Maintenance (aka “BOA”) Reserves were \$14,605.

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.

83.25 % - over 55

15.30 % - under 55

48 - Total Rentals

2 - Available to Rent

5 - Applications

0 - Units vacant

Old 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 has been given permission 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 within 25ft of the building. The outside bench will be put out during the day hours and removed at night for now.

New Business:

- The new pool heater has been installed.
- Jerry reminded everyone to obey the entrance and exit by the front door.
- The bike rack will be cleared of all bikes not claimed, new tags are available at the office for identification.
- Ten years ago, the board voted to allow motor bikes to park in the first parking spot at the front entrance off sample road.
- Pick up trucks (2 axils) with no lettering must park in rear by the car wash.
- Large SUVs oversize also must park in rear, as they block the view of car next to them.
- Maintenance bills due on time with or without a statement. They are due January, April, July, and October 1st, a late fee will be charged after the 10th of the month.
- The Board will consider and discuss the idea of installing speakers at the pool to play music.

Open Forum:

- Dr Mason reminded everyone about the Rules and Regulations of the building. It's a great idea to read them again.
- Jerry announced the employees must sign in and out with their fingerprint, no more punch cards.
- Jerry asked Dr. Mason and Joe Sharkin if the elevators could be cleared of some of the signs. Bunny asked also about the security desk, they must remain.
- Be on the lookout for new flooring in the elevators.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Dorothy Izone, Secretary