

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, October 12, 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 22 or more residents participated.

Minutes of August 31, 2021 meeting were read and accepted as submitted. Katie Singer seconded the motion of acceptance.

Committee Reports:

Joe Sharkin reported the number of Covid-19 cases are coming down. Joe reminded residents to please get the booster shot and report it to the office. Masks are still required in all common areas. Joe advised everyone to continue to wash hands and use sanitizer.

Hurricane:

Joe Sharkin, chairman reminded everyone we are out of the Atlantic season, but still have a few more weeks of hurricane season to go.

Treasurer Report:

Profit and Loss

As of September 30, 2021, Income was \$847,623, Expense was \$753,685 and Net Operating Income was \$93,938.

Operating Accounts were \$93,130, Lease Deposits were \$82,772.

Reserves

Capital Expenditures/ Deferred Maintenance (aka "BOA") Reserves were \$7,021.

Other Reserves: \$413,900

Reserve spending: \$69,285

Long-Term Liabilities

The Small Business Administration hurricane loan balance remains approximately \$352,000.

Admissions:

Jerry Rubin Reported.

82.78 % - over 55

16.75 % - under 55

48 - Total Rentals

2 - Available to Rent

3 - Sales

1 – Pending application

Old Business:

- Old business was not discussed.

New Business:

- Jerry reported there's a problem at the security desk with cameras and other equipment getting burned out. A metal cabinet was installed at the end of the security desk, that will require more discussion about its location. The cameras, DVRs can't remain where they are located now. Consideration was given to putting it in Hector's office. The Board and Richard Singer will make a discussion on the matter when Jerry returns to Florida.
- Also in the works:
 - Pool repairs, the wooden section of the fence around the pool will be replaced with PVC fencing,
 - The gardener will put down mulch at the end of hurricane season,
 - Acquiring prices to turn the tennis court into two section 1 tennis and 1 pickle ball court.
 - The water tower needs concrete work.
 - Jerry is checking on the price of speakers for the pool area that will not radiate into the building.
 - New pool furniture has been ordered.
 - The main entrance section will be cleaned out, new pavers will be laid, the 2 palm trees will remain and possibly the huge racks.
 - The board has spent a large amount of money on flowers to no avail, nothing will grow and last. This should give the entrance a clean and neat appearance.
- The Board is in the process of hiring security guards as we have lost several due to illness or death.
- Due to a lawsuit, our insurance company has cancelled our liability insurance, this will cause an increase in new insurance.
- Dr. Mason addressed a conversation with several residents about wearing masks in all common areas. Residents feel why do they need masks with being fully vaccinated, let the ones with no shots wear them. Dr. Mason explained the committee is trying to keep everyone safe and since you would not be able to know who has the shots and who doesn't the safest way to go is for everyone to wear a mask in all common areas.
- Carolyn Ross asked if she could have her relative for the holiday. She was requesting for seven. Dr. Mason and Joe will take this matter into consideration and give a written explanation to all residents by letter which will be placed in the in-house mail/inbox.
- A question arose about what time the pool closes. The answer is sun down.

Open Forum:

- Susan Blank questioned if something could be done about the bad odor of someone smoking marijuana. The Board has questioned the police and there is nothing the Board can do, as long they are in their unit.
- Kerry Hovey had a cable problem that Blue Stream was willing to fix on Sunday. She said no, as no repairs are allowed on Sunday or Holiday. Jerry informed her that, that is an emergency and can be done on Sunday or holiday. It is treated the same as a broken pipe, broken refrigerator, etc.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Dorothy Izone, Secretary