

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, November 2, 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 32 or more residents participated.

Minutes of October 12, 2021, meeting was read and accepted as submitted. Katie Singer seconded the motion of acceptance.

Jerry offered everyone condolences to the family of Beulah Kaplan and Nancie Iarriccio. Beulah was a long time resident of CCT and Nancie lived here for 5 years.

Treasurer Report:

Profit and Loss

As of October 31, 2021, Income was \$849,967, Expense was \$847,299 and Net Operating Income was \$2667.

Operating Accounts were \$256,499, Lease Deposits were \$90,142

Reserves

Capital Expenditures/ Deferred Maintenance (aka "BOA") Reserves were \$10,421 (\$52,000 allocated for 2021)

Other Reserves: \$413,903

Reserve spending: \$78,835

Long-Term Liabilities

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

Covid -19 Report:

Dr. Mason reported the building had 3 residents and 3 employees with covid-19, All are fully recovered. Dr. Mason and Joe Sharkin, after much investigation have released new guidelines for visitors in the building and apartments. A copy of this complete letter was put in every unit in/house box on October 18, 2021. Jerry Rubin thanked them for all their great work.

Admissions:

Jerry Rubin Reported.
82.25 % - over 55
16.27 % - under 55
48 - Total Rentals
2 - Available to Rent
2- Sales
1 – Pending application

Unfinished Business:

The Board has hired a new security guard, he will start his training on Saturday. Also, he has had all his covid-19 vaccination.

New Business:

- The new pool furniture is due to arrive this week.
- The new Budget will be out soon, the Budget meeting will be a zoom meeting due to the covid-19 virus. In each envelope will be a proxy, a total of 105 owners must vote yes on both items to avoid full funding. Please make sure to vote. If you misplace your proxy, please ask John McDonnell or the guard. The Budget meeting will be December 19, 2021, at 7:30pm.
- Many residents are requesting handicap parking spaces, at the present there is one spot held for emergencies.
- Owner of unit #719 Rolf Weinbarg has joined in researching the different pool companies pertaining to their reputation, history and cost.
- A contract has been signed to start work on the tennis court and pickle ball.
- Jerry requested all residents to please park only in their assigned spot and have readable sticker in their rear window, to avoid getting towed off the grounds, at owners' expense.
- The Board is in the process of hiring security guards as we have lost several due to illness or death.

Open Forum:

- Loretta Pisano questioned why the metal cabinet is still in the lobby. Jerry explained the reason was because no decision has been made if to enlarge the desk on to run wires over the ceiling into Hector's office. He will be returning to the building soon and the matter will be addressed.
- Residents complained the guard Andy has been rude and that they had to ring the elevator button several times to get his attention. Jerry explained the guards have many duties and may have been distracted.
- Resident of unit # 814 was fined for damages while moving out of the building.
- Jerry asked residents to please not open the west and the east wing door as it is alarmed.

Meeting adjourned at 8:30p.m. by Jerry Rubin and Katie Singer seconded the motion.

Respectfully submitted,

Dorothy Izone, Secretary