

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

MINUTES OF
The Board Meeting of the Association at 7:30p.m.
on
Thursday, January 6, 2022, 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 in Florida.

Roll Call:

Board Members in attendance via zoom in Florida were Katie Singer, Vice President and Treasurer, Dan Prudhomme member at large, Dorothy Izone Secretary and John McDonnell was absent. Dr. Mason, Chairman of the Covid-19 committee and Joe Sharkin, Co-Chairman, Covid-19 committee and 23 or more residents participated.

Minutes of December 13, 2021, Budget meeting were read and accepted as submitted. Katie Singer seconded the motion of acceptance.

Treasurer Report:

Profit and Loss – Accrual Basis

As of December 31, 2021, the Profit and Loss report shows Total Income \$1,110,345, Total Expenses \$1,024,448, Total Other Expenses \$52,000 (reserve allocation), Net Income \$33,897.

Operating Accounts = \$75,175; Lease Deposits = \$100,730.

Reserves

Capital Expenditures/Deferred Maintenance Reserves = \$10,421

Other Reserves = \$417,042

Reserve spending = \$78,835, which is \$26,835 more than the \$52,000 allocated to 2021 reserves

Long-Term Liabilities

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

Committee Reports:

Joe Sharkin explained that cloth masks are not stopping the virus. Please use KN95 masks. Dr. Mason pleaded with everyone to take the virus serious, wear masks, wash hands and most important get vaccinated.

Admissions:

Jerry Rubin Reported
88.25 residents over 55
16.27 residents under 55
50 rentals
1 sale
1 application pending

New Business:

- Jerry Rubin informed residents the building insurance has risen \$90,000.
- The doors to Unit, trash rooms, laundry rooms and storage rooms need to be painted. He is checking the costs with several contractors.
- The camera system hub is now in Hector's office. The new cameras are very sharp and clear.
- New employee guidelines were discussed about vacation, day off and holidays.
- The AC on the 10th floor must be replaced.
- A motion was made by Jerry Rubin to allow any outside vendors that wash cars be allowed to go to your parked car spot.
- The rubbish rooms are in bad shape due to residents' carelessness, new cameras will show clearly who and what enters the room. \$125 service charge will be charged to those breaking the rules.
- The board voted unanimously in favor of all the above items.
- There will be a preplanned power outage on January 7, 2022, from 11:00 AM to 11:30 AM FPL switching poles.
- The president informed everyone that the board will have a meeting and address the costs of insurance. Much discussion persuaded about insurance, the convenience of online banking and the cost of water.
- Joe Sharkin reminded everyone, your unit number must be on your mail, or it may be returned to sender.
- Sandy Lobel reminded everyone to please put bottles etc. in recycle bin. Empty contents and throw plastic bag down the chute. Sandy also has concerns how the front doorbell works.
- Alicia Difante reported elevator button on the 4th floor not working.
- Kay of unit 617 questioned when the building was painted, her patio is peeling. Jerry will have hector check it out. He also reminded residents painting the patio is the owner's upkeep.
- Tuesday, January 25th will be the annual meeting.
- Dotty Izone reported and thanked everyone for their generous donation to the holiday fund. A total of \$11,002 was collected. 58 units did not contribute.

Meeting adjourned at 8:45p.m. by Jerry Rubin and Katie Singer seconded the motion.

Respectfully submitted,

Dorothy Izone, Secretary