

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
Tuesday, April 17, 2022, via Zoom

Before the meeting started, Jerry Rubin, president took a moment to express everyone's deepest sympathy with the passing of Dan Prudhomme, member at large in unit #1014.

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 Jerry Rubin, President, Katie Singer, Vice President and Treasurer, 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 36 residents participated.

Minutes of March 8, 2022, meeting was read and accepted as submitted. Katie Singer seconded the motion.

Treasurer Report:

Profit and Loss

As of March 31, 2022, the Profit and Loss report shows Total Income \$316,012, Total Expenses \$410,491, and Net Loss \$94,479.

Operating Accounts = \$11,855; Lease Deposits = \$120,143.35 (which includes prepaid assessments).

Reserves

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

Contingency Reserves = \$417,158

Long-Term Liabilities

The Small Business Administration hurricane loan balance remains approximately \$352,000. Payments resumed this month.

Committee Reports:

Covid 19

Joe sharkin reported three of our maintenance men have tested positive for the virus and will remain home for five to seven days until they have a negative result. Joe explained a note will be posted in every in-house box strongly advising residents to wear a proper mask in all the common areas a K95 or KN95 mask are the most protective in addition to continue use of washing hands with soap and warm water when you can and using hand sanitizer.

Admissions:

Jerry Rubin Reported
83.75% over 55
16.75 residents under 55
49 Rentals
0 Sale Pending
1 Available Rental

New Business:

Special Assessment:

A letter was mailed to all owners on March 9, 2022, explaining the proposed assessment for repairs, refurbishment or replacement of the items listed in the letter. Katie singer explained a letter will be sent to all owners with their assessment amount and how they may pay. First payment due May 15th, 2nd June 15th, 3rd August 15th, 4th September 15th. Residents can also make payments in full also. The total amount of the assessment is \$175,000. The special assessment was voted on by the board and passed with a unanimous vote.

Additionally:

- Jerry Rubin requested residents to please do not stop at the guard desk (front desk) and chat, to only do condo business and move on.
- Anyone needing a handicap parking spot, please check with Tammy in the office, you must have a doctor's note.
- Residents were reminded that the lockers do not go with the unit when sold or rented. Deliveries of large items and cardboard boxes are causing a problem, please have delivery company take them away. Residents are requested to please pick up their parcels the day they arrive, as space is limited in the hall.
- Jerry informed everyone all guests must be registered and no daily or weekly renting of rooms is allowed.
- Please do not park at the back door and leave your car parked there, park by the pump house if you forgot something and need to run quickly upstairs. The rare door parking is only to unload your groceries or large items or luggage etc.

Open Forum:

Richard Helfant, thanked everyone for their love, kindness, flowers, and cards. Richard also requested delivery trucks; cars need to shut off the engine while unloading in the receiving area. The board agreed and a new sign will be posted.

Linda Condon of unit 901 asked what will be done to the pool and the time frame. It will take a minimum of 2 to 2 1/2 weeks; pool will have no salt water and will be open till sundown.

Before adjournment. Jerry Rubin read a letter from Dan Prudhomme to the residents explaining his decision.

Meeting adjourned at 8:25p.m. by Jerry Rubin and Katie Singer seconded the motion.

Respectfully submitted,

Dorothy Izone, Secretary