

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, May 24, 2022, via Zoom

Before the meeting started, Jerry Rubin, president introduced Don Davis as the new Member at large board member, as voted upon by Board members.

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 were Jerry Rubin, President; in Florida were Katie Singer, Vice President and Treasurer, Dorothy Izone Secretary, and John McDonnell member at large. Dr. Mason, Chairman of the Covid-19 committee and Joe Sharkin, Co-Chairman, Covid-19 committee and 19 residents participated.

Minutes of April 17, 2022, meeting was read by Katie Singer and accepted as submitted by Dorothy Izone, secretary.

Treasurer Report:

Profit and Loss

As of April 30, 2022, the Profit and Loss report shows Total Income \$605,879, Total Expenses \$503,024, and Net Income \$102,855.

Operating Accounts = \$186,382; Lease Deposits = \$120,144 (which includes prepaid assessments).

Reserves

Capital Expenditures/Deferred Maintenance Reserves = \$9,661

Contingency Reserves = \$417,203

Long-Term Liabilities

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

Committee Reports:

Covid 19

Dr. Mason explained the building had 11 cases. He asks that everyone to please be careful as the variants are very contagious since people are getting together and not wearing masks.

Hurricane:

Joe Sharkin reported that maintenance will be checking all unit windows to make sure they are tight and working properly. Maintenance will let residents know when they will be coming to their unit. The 9th floor captain can no longer cover the task of floor captain, anyone able to assist please see Joe or Tammy.

Admissions: Jerry Rubin Reported

81.34% over 55

18.00% under 55

49 rentals – 1 available

3 Sales

1 Application pending

New Business:

The pool will be closed for repair starting the end of May for approximately 2 to 2 1/2 weeks. The pool passed Broward County inspection for safety. When repairs are completed, the new tables and chairs will be put around the pool deck. Jerry reminded residents to please be respectful of all types of furniture and common areas. Residents must not leave items outside their lockers everything must be inside or will be thrown in the garbage. No flammables are allowed in units, the fire department checks periodically. Also, please turn off lights when leaving the laundry and storage rooms. Additionally, the new chairs for each floor will arrive soon. The hook on the back door has been removed because when left open the air condition goes out and animals and bugs come in.

Open Forum:

- Doctor Mason questioned Katie Singer to explain the budget.
- Residents were reminded all payments for the special assessment must be paid by September 15th. Anyone having trouble with cable must call Blue Stream directly.
- If you have a bike and need a space to store the bike, please contact Jerry Rubin and if necessary and extra bike rack will be added.
- A residents asked if it would be possible to have a BBQ grill outside, the matter will be discussed with the board.
- The admissions committee needs volunteers to serve on that committee, anyone interested please see Tammy.

This will be the last meeting until September 2022. Jerry wished everyone a safe and happy summer. Jerry made a motion to adjourn the meeting at 8:30 PM, Katie Singer second the motion.

Respectfully submitted,

Dorothy Izone, Secretary