

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
November 15, 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 Boston.

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. Don Davis member at large was absent. Dr. Mason, Chairman of the Covid-19 committee and Joe Sharkin, Co-Chairman, Covid-19 committee and 28 residents participated.

Minutes of October 11, 2022, meeting was read by Jerry Rubin and accepted. Katie Singer, Vice President seconded the minutes.

Treasurer Report:

Profit and Loss

As of October 31, 2022, the Profit and Loss report shows Total Income \$1,163,728.

Total Expenses \$1,055,658 and Net Operating Loss \$108,070. Other Income (Special Assessment Revenue) and Other Expenses (Special Assessment Expense and Reserves) results in a Net Income of \$63,384.

Operating Accounts = \$188,188; Lease Deposits = \$68,835.

Reserves

Capital Expenditures/Deferred Maintenance Reserves = \$30,294

Contingency Reserves = \$400,250

Total Reserves: \$430, 544

Long-Term Liabilities

The Small Business Administration hurricane loan balance is \$352,059 corrected from last month, the interest payment was erroneous applied to the principal.

Committee Reports:

Covid 19

Dr. Mason, chairman reported of major decline in the virus, but please be careful as the virus is still around. Also, the flu season has arrived, and the flu shots are available.

Jerry requested the plastic shields at the security desk be removed.

Dr. Mason and Joe will remove them. Jerry thanked both men for a terrific job, they did with the virus and the residents.

Hurricane:

Joe Sharkin, chairman thanked everyone and asked the floor captains to please return their folder to the office.

Admissions: Jerry Rubin Reported

81.34% over 55

18.66% under 55

48 rentals – 2 available

2 Sales

1 Application pending

Jerry reported we still have 40 residents that have not filled out the census form. This is a must.

New Business:

- The board voted unanimously to hold the December 15, 2022, Annual budget meeting via zoom. Due to the increase of insurance maintenance of the building the board voted for a 15% increase in maintenance for 2023. Also, in six months or so an assessment may be needed.
- Jerry is getting estimates to rebuild the fire pump, it is 46 years old and near inoperable.
- Katie singer discussed different payment plans, monthly, quarterly or one lump sum. Anyone wishing to pay monthly must go to the office and set up with Tammy.
- Starting January 1, 2023, all doors will be painted facing the hallway.
- Jerry reminded everyone, all guests must register with the guard and guard must call to inform residents they have a guest in the Lobby.
- Also, residents must have apartments number on all mail.

Open Forum:

Bunny Pennypacker reported e-mail with BellSouth is starting to work.

Adjournment:

Jerry Rubin made a motion to adjourn the meeting at 8:30 PM, Katie Singer second the motion.

Respectfully submitted,

Dorothy Izone, Secretary