

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  
April 4, 2023, 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 were Jerry Rubin, President; Katie Singer, Vice President and Treasurer, Dorothy Izone Secretary, and Don Davis member at large. John McDonnell 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 the January 24, 2023, meeting was read by Jerry Rubin and accepted. Katie Singer, Vice President seconded the motion of acceptance.

**Treasurer Report:**

**Profit and Loss**

As of March 31, 2023, the Profit and Loss report shows for Total Operating Income \$329,199, Total Operating Expenses \$359,728, and Net Operating Loss \$30,529. Other Expenses (Reserve allocations of \$17,000) results in a Net Loss of \$47,529.

The loss is mainly attributable to the increase in insurance expenses.

Operating Accounts = \$16,104; Lease Deposits = \$71,944.

**Reserves**

Capital Expenditures/Deferred Maintenance Reserves = \$7,378

Contingency Reserves = \$263,387

Total Reserves = \$270,765

**Long-Term Liabilities**

The Small Business Administration hurricane loan balance remains at \$352,059.

## **Committee Reports:**

### **Covid 19**

Dr. Mason, chairman reported good news, Broward County is having mild cases. However, he advised everyone to remain careful, stay out of crowds, wash hands etc.

### **Admissions: Jerry Rubin Reported**

82.78% over 55

17.22% under 55

50 rentals – 0 available

1 Sale

5 Applications pending

### **New Business:**

- Jerry Rubin informed everyone the insurance on the building is out of control and the board is very concerned for next year.
- The bike rack is a disaster and needs attention. Jerry mentioned that an enclosure would be the answer. It could be built near the shed in the rear of the parking lot, near the garbage area, Donald Hunziker has volunteered to help with the construction.
- Residents are not cooperating with the rules and regulations in the trash rooms. Please note you are on camera.
- Residents were reminded to please turn off lights when leaving storage and laundry rooms. Residents, please remember no items can be left outside your shed.
- Jerry asks for volunteers for the library.
- The launch will be open soon with restrictions, please see Tammy.
- The laundry has been increased by .25 cents for both washer and dryer.
- The cost of AC maintenance was raised to \$40 due to the increase of materials.
- The back door entrance is kept closed for safety after the police's advice.

### **Open Forum:**

- Bunny Pennypacker Suggested the blowers are running unnecessarily. Jerry will have Hector check them.
- Lenny Minichiello questioned who was responsible for repairing the door going to the patio, it is the owners.
- Volunteers are needed for Bingo and New Resident Orientation. Please see Loretta Pisano.
- The new in-house phone books will be out in the near future.
- Residents with dogs were reminded that they must be on a leash when out of the apartment.
- Jerry wished everyone a happy holiday.

### **Adjournment:**

Jerry Rubin made a motion to adjourn the meeting at 8:25 PM, Katie Singer second the motion.

Respectfully submitted,

Dorothy Izone, Secretary