

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

MINUTES OF
BOARD OF DIRECTORS MEETING OF
January 7, 2019

Call to Order:

The meeting of the board of directors of Country Club Tower of Coral Springs was called to order at 7:45p.m. by President Jerry Rubin in the building lounge on Monday, January 7, 2019. Board Members present were, Jerry Rubin, Dan Mason, Katie Singer, Elliot Davis, and John McDonnell.

Dr. Mason introduced Cynthia Valdez the new administration secretary. Cynthia will replace Ana Popescu, Dr. Mason also thanked all of the volunteers for their help and assistance keeping C.C.T. a great building to live in.

A copy of proof of notice of this meeting is in the office.

Reading Minutes of Prior Meetings:

The minutes of the December 3, 2018 Board Meeting and December 17, 2018 Special Members Reserves and Annual Budget Meeting. Minutes were approved and accepted by the Board Members.

Treasurer's Report:

Katie Singer reported the following financial information as of year ending December 31, 2018:

Income was \$988,171 **Expense** was \$955,363 resulting in **Net Income** of \$32,808.

Cash Accounts:

Operating Accounts Total \$140,100. **Lease Deposits** \$63,948.

Special Assessment Account \$83,757.

Contingency Reserves \$285,355. **Windstorm Reserve Accounts** \$159,921.

Bank of America Reserves \$26,843. **Total Reserves** \$472,119.

Long-Term Liability-

As of December 31, 2018, the balance on the Small Business Administration hurricane loan is approximately \$368,600. We have taken the option to resume payment on the loan.

Officers' Reports:

Dr Mason wanted to express his thanks for the work Jerry Rubin has performed as the Board President through the years. And he is looking forward to Jerry continuing.

Roof Project – We met with the contractor on Wednesday last week. After the roof was pressure cleaned, there was a leak into apartment 1215. The cause was rectified. The roof was 90% completed by the end of September leaving just one layer of waterproofing to be applied that is the silicone coating. The contractor told us that within 2 to 3 weeks the project will progress. In addition, being concerned that the roof has been a project for the last 10 months we engaged an independent roof inspector/consultant with knowledge of foam roofs to evaluate what has been

done and what may be needed to be done in order to give us 100% protection for the next 20 years. The inspector/consultant, Dr Mason and Hector inspected the roof. The inspector/consultant was very pleased with the adhesion of the material to the roof. There were some minor details noted that would not impact the integrity of the roof in the short term but may in the long term. The inspector/consultant, contractor and manufacturer to address. Then the next layer will be applied.

The roof fans were inspected and replaced as needed. They are now all operational. New electric panels and conduits leading to the fans were installed.

John McDonnell reported that an FPL transformer that serviced the local area had a short circuit causing a few seconds interruption in electric power. It interfered with the building fire alarm system. A contact in the alarm panel needed replacement.

Committees Reports:

Admissions Report:

Susan Hubert reported the following admissions information:

14% Units with occupants under 55years old.

86% Units with occupants 55years old and older

46 Rented 4 Available for Rent

Activity during month of December: 1-Sale; 1-Sale Application (pending); 2-Rented

Entertainment:

Jerry Rubin reported

Bingo is scheduled on Wednesday, January 16th.

Movies are on Friday evenings at 7:30 with Linda Condron and Barbara O'Byrne

Holiday Choir – Only 10 people came to listen. It was a beautiful experience, but the few in attendance was disappointing.

The Annual Meeting and Election of Directors meeting will be held Tuesday, January 22, 2019 at 7:30 p.m. in the lounge of Country Club Tower. The appointed people on the election committee are Joe Sharkin, Sharon Greenwald and Susan Hubert. They will open the ballot envelopes and count the votes. There are four candidates running for the two seats on the Board. The four candidates are Dan Mason, John McDonnell, Marie Pillitteri, and Daniel Prudhomme. The ballots will be mailed out. The designated voters for each apartment may select no more than two candidates listed on the ballot. The ballot is placed and sealed in the "ballot" envelope. That envelope is placed in the outer envelope. The designated voter will sign and place the apartment number in the upper left corner of the sealed outer envelope. The sealed ballots may be mailed, brought to the office and placed in a sealed ballot box, or brought to the meeting on January 22nd.

Assigned Parking spaces must be used. Do not use guest parking. Advise front desk staff when using a rental car.

Bicycles are not permitted to be brought into the building pursuant to the Bylaws. Use the bike rack.

Wheelchairs may be left in the delivery service area placed against the wall not to block ingress or egress for others.

Bike riders and people driving cars must be alert when riding in the building parking lot. It is

suggested that bike riders wear helmets. When driving cars, do not exceed 15mph in the parking lot.

Packages delivered to building are to be picked up the same day as delivery. Package deliveries are only for people who reside in the building. Before taking a package, check to make sure your name is on the package.

The new mail carrier has been delivering envelopes to wrong boxes. Please check the addressee names on the envelopes.

Open Forum:

After reading the recent Coral Springs Forever Young News Letter, Loretta Pisano wanted to emphasize the importance of not placing plastic bags in the recycle bins. Remove the recyclable items from plastic bags. Plastic bags are not recyclable. Place plastic bags in the garbage.

A discussion relating to holding checks for maintenance payments followed. If an owner will be out of town on the first day of the next quarter billing period, the check will be held for deposit on the first business day of the quarter. Checks will not be held for any other reason. This policy also relates to assessments. Dr Mason suggested a letter be sent to unit owners explaining this policy.

Dottie Izone reported that after \$9,000 was distributed as holiday bonuses, an additional \$1,500 was received. The additional funds will be distributed as Christmas in July bonuses.

Nan Bowen expressed her concern about the look of the entrance feature center garden. We are planting various plants to find the type that would flourish in the garden.

Jerry invited the attendees to have refreshments after the meeting.

Adjournment:

Meeting adjourned at 8:45p.m.

Submitted:

Elliot Davis, Secretary