

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

MINUTES OF
BOARD OF DIRECTORS MEETING OF
FEBRUARY 19, 2018

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 7:30 p.m. in the building lounge, on Monday, February 19, 2018.

Roll Call:

All board members were in attendance: Jerry Rubin, Dr. Dan Mason, Katie Singer, John McDonnell, and Elliot Davis.

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

Reading Minutes of Annual Meeting to Elect Directors:

Minutes from both the annual meeting of members and the organizational meeting of the board of directors on January 23, 2018 were read by Elliot Davis and accepted by the board members.

Communications: Nothing new to report.

Treasurer's Report:

Katie Singer reported the following financial information as of January 31, 2018

Expenses were under budget by \$33,980.94. Of that amount \$23,920 which has been budgeted but not paid for the quarterly cable TV expense, leaving a net under budget of \$10,060.94.

Net income was \$155,826.69 and the budget was \$121,845.75

Cash Accounts:

Operating Accounts total \$327,861.62;	Lease Deposits total \$ 62,620.33;
Contingency Reserves \$979,788.09;	Windstorm Reserves \$163,715.84;
Bank of America Reserves \$ 23, 928.81;	Total Cash \$1,557,914.60

Water Bills: Both Katie and Dr Mason went to the water board to discuss our water usage. The utility representatives reviewed the water usage details including how the water meter system works. Our water meter uses dual registers – one for low flow, one for high flow. Note that improperly calibrated registers result in incorrect water usage readings.

The building's water meter was replaced between March and April 2015, but the meter malfunctioned for several months, to our benefit, before it was replaced around November 2015.

After calculating the number of gallons used per person per day and assuming 300 people residents, the meter readings for the months from November 2015 to May 2017 proved

unreasonably low. A significant amount of water flowed through the registers without being recorded. In some months, the readings were one-third to one-half what they should have been. In April 2017, the meter registers were recalibrated resulting in the more accurate readings from May 2017 to the present.

Our last maintenance fee increase was in 2016, but since then there have been increases in both base charges and usage rate charges and there will be further increases starting October 2018. The total annual increase is estimated to be \$12,000 per year. As a result, next year's quarterly maintenance fees will need to be increased to cover these increases. The preliminary estimated increase is \$15 per quarter.

Dr Mason stated that the water meter was recently checked again and is properly functioning. He stressed that we be mindful of conserving water and report to maintenance staff leaks and water running in toilets.

Officers' Reports:

Dr Mason reported painting the exterior of building is estimated between \$120,000 and \$135,000.

The roof will have a moisture survey which cost \$2,900 to determine the amount of work needed for repair or replacement.

We collected half of the outstanding amounts due from Roof Antennas companies and anticipating remainder will be received.

John McDonnell reported 1-domestic water pump was rebuilt and the pressure pump requires repairs.

Committee Reports:

Admissions Report has 1-sale pending, 1-purchase, 47-rentals, 179 units (representing 85.65% of occupants being 55-years and older) and 30 units (representing 14.35% of occupants being under 55-years old).

Hurricane Report- Joseph Sharkin reported no immediate concern.

Entertainment Report – Jerry Rubin reported that Bingo night is a great success. He thanked Marie Pillitteri for calling out the numbers. The next Bingo night is on March 20th.

Old Business:

Budget Meeting Report

Telephone Outage caused by city contractor installing fiber optics along Sample Rd.

Emergency Phone Number established for building residents to contact Security desk – 1-385-242-0126. This number operates as a mobile number, not through the phone lines.

Annual Election Meeting - 2- new board members: Katie Singer and Elliot Davis. Officers are Jerry Rubin-President; Dr Dan Mason-Vice President; Katie Singer-Treasurer; Elliot Davis-Secretary; John McDonnell-Member at Large.

Vehicles must be parked head into parking spaces.

Trucks and vans use parking spaces at back of property. They cannot have lettering or commercial attachments on the vehicles.

New Business:

Telephone Directory- is ready to be published.

Visitor Rules – Owners must remain in unit during the visit. Visitor maximum is 30 days.

Fire Sprinklers Installation update- State legislators continue to debate the topic.

Additional Occupant Rule- Application must be submitted.

Noise after 11:00PM- Jerry Rubin spoke with unit occupants.

Fulltime Health-Aides fill out Caretaker forms.

Open Forum:

There was a discussion pertaining to the door leading to pool area be secured as other exterior doors.

Adjournment:

Meeting adjourned at 8:40 p.m.

Submitted:

Elliot Davis, Secretary