

2011

- Minutes (Jan 11, 2011): Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Information needed from Hirsch Architects and ARC URB include licenses and insurance, and references. Norma will handle communicating with All Florida Management Services. Blaire will research both firms and architects with the Better Business Bureau and the State of Florida, DBRA.
- Minutes (Jan 17, 2011): Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Architect Decision – Patty made a motion to accept Hirsch Architects for the building restoration project with assistance from Stan Weinberg and Carol Eskew; Norma seconded; all were in favor.
- ● Minutes (Feb 2011): Architect Update – Norma and Patty Sabates met with Steve Weinberg concerning the contract from Ken Hirsch. Steve recommended that other architects be interviewed since the changes they requested in the contract were met with resistance. ● ●
- ● City/Architect code meetings set by Norma (Mar 2011): Norma scheduled meetings with the City of Plantation Building Dept. (Mar 24 and Apr 4) and architect Manuel Synalovski's office re: code/40-year/water-intrusion topics. ● ●
- ● Minutes (Apr 2011): Architect – Norma requested the authority to sign a contract for billing on an hourly basis with Manuel Synalovski Associates, LLC. Responsibilities will include meeting with the city to clarify processes and requirements and to provide ideas and potential costs for improvements and repairs to the buildings. Blaire Lapides made a motion to approve the request; Bernie seconded; all were in favor. ● ●
- ● Minutes (Jun 2011): Architect/Ongoing Repair – Present were Norma Aker, Patty Sabates, Blaire Lapides, Patsy Cates and representing All Florida Management Service, Joel Gould. Norma, Manny Synalovski, Marie Spiliopoulos, Steve Weinberg, and Carol Eskew have been meeting concerning the repairs and modification to the buildings and impact of the Association's documents on the project. Patty Sabates motioned that John Peet be retained to consult or testify, if necessary, for waiving the rules or changing the documents. Norma seconded the motion, all were in favor. ● ●
- ● Minutes (Jul 2011): Treasurer – Patty reported that several budget lines were over, namely water and sewer and lawn maintenance. Norma will contact the sprinkler company to determine if the timers have been set for the rainy season. Patty will investigate the overage in the lawn maintenance line. Termite budget line was over due to the necessary tentings; legal was over due to the defaults; capital improvements were over due to the architecture's fees for the investigating the repairs for the buildings. The number of homeowners and the amount of maintenance that is over due is increasing. Major repair

update – We are awaiting information from Mr. Peete concerning the possibility of needing 70% approval from homeowners and mortgage holders before moving forward. Rotted wood removal – AFMS has done some removal but will make an effort to get the project completed.

- Minutes (Aug 2011): Major repair update- Joel McTague provided information on the following: Replacing T-111 with stucco would require approval from 75% of the homeowners. Installing hurricane impact windows would also require approval from 75% of the homeowners. For mortgages prior to 2007, the mortgage holder must be notified and given 60 days to respond.
- Minutes (Oct 2011): “Outstanding permits for unit 1741, Phase 1 – As of the previous Friday, Adam Attah, Chief Structural Inspector for the City of Plantation, has not provided a response to the Association regarding the status of the outstanding permits pulled by the unit owner. The electrical meter has been removed so that no electricity can be turned on.”
- Pool inspection coordination with City (Apr 2011): Board notes City inspected the pool same day as service; proceeded to address City-cited items with Russell’s Pools.