



PARKER PLAZA NEWSLETTER

A MONTHLY NEWSLETTER FOR PARKER PLAZA RESIDENTS

Volume 1 Issue 1 December 2024



Condominium Association Inc.

2030 S. Ocean Drive
Hallandale, Florida 33009
www.ParkerPlaza.org



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PARKER PLAZA STATE

From Reckless Spending to Wise Management

Dear Unit Owner of Parker Plaza!

The Board is fully committed to being transparent with our Unit Owners, providing clear and honest communication about all current and future developments, as well as the reasons behind each project.

We believe it is crucial for Unit Owners to be aware of the community’s challenges and how these will affect them.

When the current Board took over, we were faced with a building in a devastating state, with most of the infrastructure poorly maintained or completely neglected for many years. Various projects, such as the roofing system and fire doors were neither properly designed nor contracted, resulting in delays and additional expenses. This situation caused widespread frustration within the community and played a significant role in the outcome of last year’s election.

In this difficult circumstances and funding limitations, the newly elected Board took immediate action to evaluate and improve the building’s infrastructure. It is important to note that all these developments have been made **without any additional special assessments or out-of-pocket expenses from unit owners!** In fact, the newly elected Board has managed to identify substantial savings, and for the first time in many years, there have been **no increases in common charges!** Furthermore, we discovered unnecessary and unjustified spending on legal fees unrelated to the condominium’s interests, which has since been halted.

1. Weather Challenging Factors

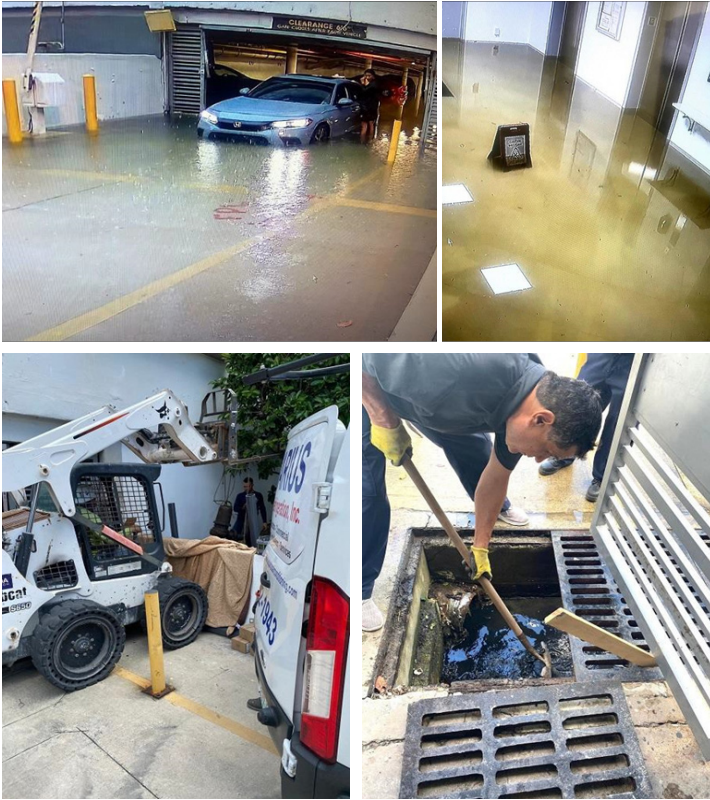
This year, we faced severe storms that posed significant challenges for Parker Plaza and were immediately addressed by both Management and the Board. A heavy storm in November 2023 caused extensive external leaks in several apartments, while the storm on June 2024 completely flooded the Parker Plaza garage, inflicting substantial damage to the building's infrastructure. In response to this disaster, Florida Governor Ron DeSantis declared a state of emergency for Broward and other affected counties.

This flood alone initiated extensive mitigation efforts, necessitated enormous upgrading work, and impacted on the timeline of other scheduled projects and

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Parker Plaza State (cont. from page 1)

developments. The Board and the Management are still actively working to address the lasting consequences of these major storm events.



2. Flood Barrier Installation

A flood barrier was constructed to prevent future flooding in the garage. This essential measure helps protect the building's infrastructure and ensures the safety and security of residents' vehicles by mitigating the risk of water damage during heavy rainfall or storms.



3. Installation of Supply Triplex Computerized Water Pumps

The building's entire domestic water system consists of three pumps. However, just one pump was operational and was in exceptionally poor condition. After evaluating the pump's condition as an urgent issue, the Board decided to upgrade the system to a Triplex Computer-controlled pump setup. This upgrade ensures greater reliability, efficiency, and long-term sustainability for the building's water supply.



4. Domestic Hot Water Boilers

The newly elected Board replaced two (2) faulty boilers and upgraded the entire Domestic Hot Water System to improve efficiency and reliability. The replacement of the third boiler is currently in progress, ensuring the system is fully operational and able to meet the building's needs.

Before

Now



Continued on page 3



Parker Plaza State (cont. from page 2)

5. Garage Plumbing Upgrade

Garage plumbing infrastructures were not maintained properly for many years and after detailed technical examination the Board found that sump pumps, check valves and ball valves must be replaced to prevent future floods. The Board initiated this project and expedited new equipment installation.

Before

Now



6. Replacement of Supply Water Valves

We identified and replaced two severely leaking water valves. This repair not only resolved the leaks problem but also eliminated water waste, significantly reducing the water bill and improved cost efficiency for the entire building.



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7. Garage Plumbing

In July 2022, despite widespread community protests, the previous Board proceeded with the demolition of the signature Coral veneer stones. This action resulted in unnecessary excessive expenses and intensified leaks in the garage because of stone removal exposed expansion joints around the building. Additionally, construction debris from the removal was left on the deck for several months, severely damaging Parker Plaza's drainage system. The current Board has proactively addressed the issue, removed the debris, thoroughly clearing and restoring the drainage system to prevent recurring problems. This extensive restoration effort took several months to complete.



8. Ongoing Plumbing System Restoration

The plumbing system, including AC condensate lines and sanitary risers, is being gradually cleared and repaired. This is a highly time-consuming and labor-intensive project that is ongoing. As new leaks are discovered, the necessary repairs will continue to ensure the system's integrity and prevent further damage.



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Parker Plaza State (cont. from page 3)

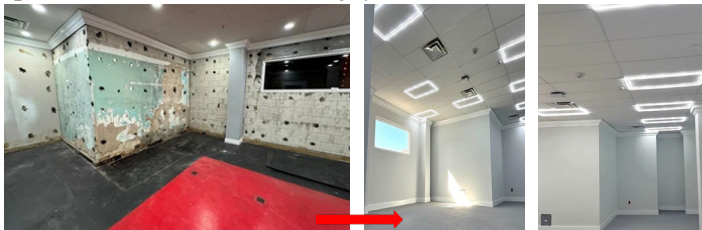
9. Fitness Center Upgrade

The Board has upgraded the Fitness Center by replacing outdated, non-functional equipment with new, state-of-the-art machines, creating a more enjoyable and effective space for all residents. This demonstrates the Board's commitment to enhance common areas and improve the overall living experience in our community.



10. Game Room Repair

The Game Room was in a devastating state and required significant improvements to meet health and safety standards. The Board approved a full renovation of this important amenity, which included wall repairs (removing mirrors for safety), a new ceiling, updated flooring, serviced electrical components and new lighting fixtures. These upgrades have transformed the space into a safer and more enjoyable area for all residents.



11. Management Office Upgrade

To improve the efficiency of association operations, the Board approved replacement of outdated office equipment and installation of a new Data Room, equipped with servers capable of running and managing the building's new network core and future IP-Phone system. This upgrade will lead to substantial savings and streamline communications. The "Brain Room" is also designed to support future advancements, including AI-powered security cameras and an Access Control system for all doors, including the garage gates.

The Management Office has been renovated to create a more inviting and professional environment, offering enhanced experience for unit owners in a refreshed and welcoming setting.



Continued on page 5

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Parker Plaza State (cont. from page 4)

12. Association Archives

The Board discovered that for decades, important files and records of the Parker Plaza association have been left abandoned in one of the storage rooms. We identified a more appropriate secure storage space in a specially allocated room with better accessibility by the management office, sorted files by date, shredded all outdated files and organized the remaining documents.



13. POOL DECK:

• Lifeguard House

The Lifeguard House on the pool deck was renovated to improve both functionality and appearance. The upgrades included the installation of a new door, replacement of corroded parts, installation of a new fan grill, and a fresh coat of paint. These improvements enhance the overall safety and aesthetic of the pool area for all residents to enjoy.

Before



Now



• Lifeguard Storage House

The Lifeguard Storage House underwent significant renovation, which included expanding its size to accommodate more equipment. Additionally, new doors were installed, and the entire structure was repainted, improving both its functionality and appearance. These upgrades ensure that the Lifeguard Storage House meets the needs of the community while improving the overall appearance of the pool deck area.



• New Marine Grade Sound System

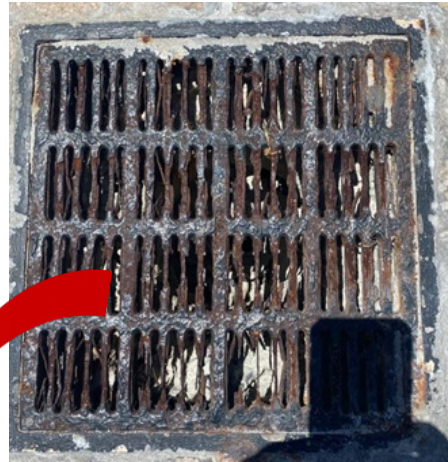
A new marine-grade sound system has been installed. This system features Wi-Fi and Bluetooth capabilities, designed to withstand the most severe weather conditions, eliminating the need for any physical connections, ensuring reliable and high-quality audio for the pool and outdoor areas.



• Pool Deck Drains

The original, corroded drains on the pool deck created unsafe conditions for pedestrians. To avoid potential hazards, the Board decided to replace the outdated drains with new aluminum covers to ensure safety and improve the overall condition of the pool deck.

Before



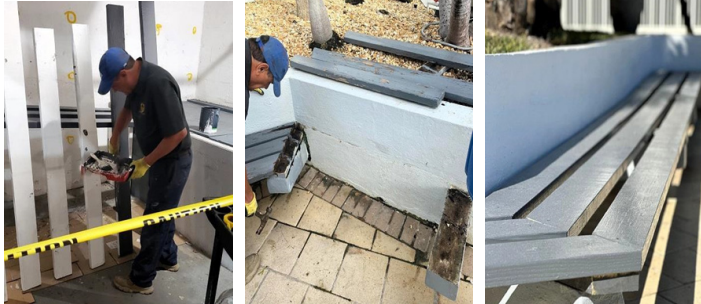
Now



Parker Plaza State (cont. from page 5)

Benches Repair

The Board initiated an internal project to repair the old, rotting benches on the pool deck, resolving the unsafe conditions they created. This initiative ensured the safety and comfort of residents while enhancing the overall quality of the pool area.



Oceanfront Wall Previous Condition

The oceanfront wall was in poor condition, with no maintenance or improvements carried out for years. This lack of attention led to visible deterioration, compromising both the aesthetics and structural integrity of this prominent feature.



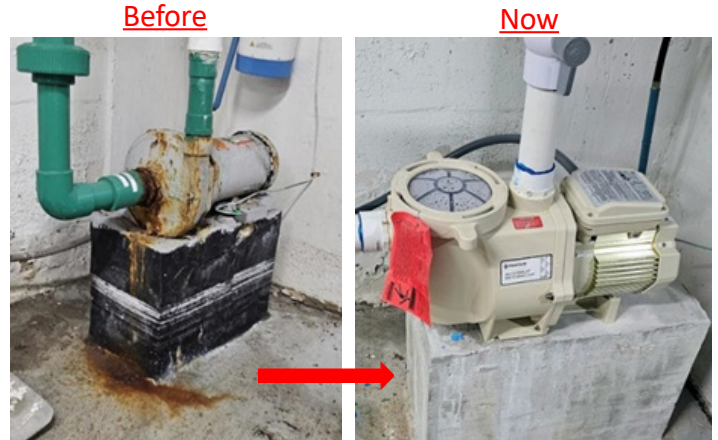
Oceanfront Wall Repairs

Under the leadership of the current Board, the long-neglected oceanfront wall was repaired to restore its structural integrity and appearance. These repairs addressed years of deterioration, ensuring the wall's durability and enhancing the overall aesthetics of the property.



14. Pool Pump Replacement

The pool's circulation pump had not been replaced for decades, despite repeated requests from the pool staff. Recognizing the critical need for this upgrade, the Board initiated the installation of a new pump. This improvement ensures proper water circulation, enhancing the pool's functionality and comfort for all residents.



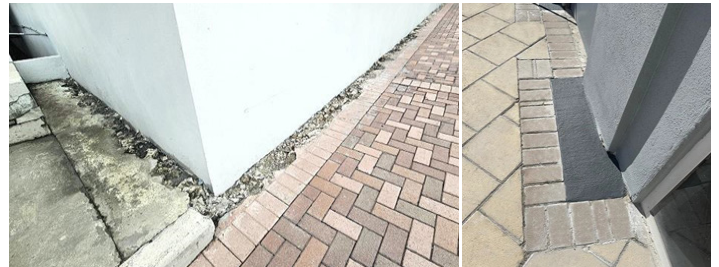
15. Pool Deck Painting

One of the primary objectives of the new Board is to maintain and preserve all facilities in excellent condition. Prioritizing high-traffic areas and key amenities, such as the pool deck, has always been essential to ensure these spaces remain well-maintained and enjoyable for all residents.



16. Deck Repair

To mitigate the risk of leaks and potential damage to residents' vehicles, the Board implements regular maintenance and performs necessary repairs on the deck across multiple locations.



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Parker Plaza State (cont. from page 6)

• Improper construction methods to remove the Coral Stones, coupled with a lack of supervision from the previous Board compromised the building envelope and led to extensive leaks in the garage. The new Board is actively addressing the most problematic areas where the coral rock veneer was removed, and wall repairs were not properly completed to protect the garage and the building’s structural integrity.



17. Garden Courtyard

For many years, the garden courtyard was neglected, and critical infrastructure such as sprinklers, lighting, and veneer stone terraces were ignored. The area was previously covered with pebble stone, which caused damage to the building’s expensive glass panels in the lobby, terrace room, and unit sliding door panels. Therefore, all the impacted glass had to be replaced. The new Board decided to remove the pebble stone, upgrade the sprinkler system, repair electrical components, restore the planters with natural grass, and bring the garden and terraces back to their original condition.

Before

Now



18. Cooling Tower, Chillers and Condensate Pump

During the building survey, the Board discovered that one of the chiller condensate pumps had been leaking for many years. The Board approved a complete overhaul of this unit, as it is a critical component of the building’s systems. The repair has been completed. Additionally, the cooling tower fan drive required repairs, which have also been successfully completed.



The Board has conducted a comprehensive evaluation of all AC system components, uncovering numerous deficiencies that had not been addressed in the past. This has led to the initiation of a major project to upgrade the Cooling Tower, Chillers, and hallway ventilation systems, which will be completed in two phases. Phase 1 focuses on chiller repairs, including the replacement and testing of chiller parts, refrigerant replacement Phase 1 is currently underway. Phase 2 will involve additional Building Management System repairs and a Test and Balance of the ventilation system. This phase can only be done during cooler months, as only one chiller will remain operational during the process. It will begin soon. The Board is committed to keeping residents informed as the project progresses. Stay tuned for updates!

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Parker Plaza State (cont. from page 7)

19. Building-Wide Internet Services

The Board introduced a new, building-wide internet service that covers residential units, common areas, amenities, the pool deck, beach and the garage. Most of the apartments are already in process of new equipment installations, ensuring faster internet access for all residents. Many unit owners can also start using their own customized Stream TV services, resulting in substantial savings.



20. Hallway doors weatherstrips installation

The Board initiated an internal project to install door weatherstripping to reduce water intrusion and prevent humid air infiltration. This temporary fixing will help until all of the corridors and stair doors are completely replaced. The door package was sent to prospective bidders on 12/10/2024. A pre-bid conference is scheduled for 12/17/2024. Bids will be due by close of business on 01/07/2025. The door package will be also submitted to the city for review and approval in December 2024 as the bid process is completed.



21. Building Maintenance

The Board implemented staggered shift schedules for employees, extending staff presence across more workdays to better meet the property's needs. Additionally, new service programs were introduced alongside ongoing internal projects, including laundry exhaust cleaning to improve dryer efficiency and air quality in the laundry rooms.



22. Building Façade and Roofing

The newly elected Board replaced the Engineer of Record and Owners Representative. The new professional team of engineers have revised the façade and roof concrete restoration construction documents, approved the railing shop drawings, and are performing the 50 year recertification inspections. In addition, the roofing system construction documents have been completed and are scheduled to be submitted to Hallandale City in December 2024. Bidding and contractor selection is scheduled for January 2025 and the start of the roofing system in February 2025. The façade restoration on the West and South sides is scheduled to be completed early February 2025. The change of professional team has brought substantial savings in fees and construction cost.



PARKER PLAZA: *A Year of Transformational Change*

Not long ago, Parker Plaza resembled a wrecked pirate ship, on the verge of sinking at any moment.

A lot of improvements have been made to return Parker Plaza to its previous glory. Just in one year the Board conducted more developments than in ten previous years! Today the building’s infrastructure is much more sustainable, and this progress will continue at an accelerated rate moving forward. There are much bigger projects in line which the Board is planning or are already in the design phase such as implementing renovations for the elevators, Plaza and Terrace Rooms, Pool heating, replacement of the pool awning structures, hallways, mailroom, etc.

In October 2023, the newly elected Board promised to transform our community, introducing innovative ways of living and redesigning property settings to create a more efficient, convenient, and modern environment while preserving the essence of our community and the luxury of our building. Today, we can confidently state that the Board kept their promises and fulfilled the majority of its commitments, achieving significant improvements.

We would like to extend our sincere appreciation to the entire community for your enormous support through the most challenging of times, for accepting the changes, for our success, and for contributing to our community continuing well-being!



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