



# PARKER PLAZA NEWSLETTER

A MONTHLY NEWSLETTER FOR PARKER PLAZA RESIDENTS

Volume 1 Issue 3 February 2025



## Condominium Association Inc.

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

**FEBRUARY**

### ASSOCIATION OFFICERS

**President**..... Joseph Meynekhdrun  
**Vice President** ....Edward Rosenfeld  
**Treasurer** ..... Ilya Zak  
**Secretary**.....Grigoriy Shprints  
**Director** ..... Feliks Flyshman  
**Director** ..... Pavel Moreff  
**Director** .....Aliza Estrin  
**Director** ..... Jesus Rojas

### PROPERTY STAFF

**Management Co.** ... Campbell Property  
**Manager** ..... Gina Kleynerman  
**Asst. Manager** .....Nancy Griffin  
**Operations**..... Eugenia Teplitskaia

### IMPORTANT NUMBERS

**Main** ..... 954-458-5111  
**Security** .....954-457-9609

### OFFICE HOURS

**Mon.- Fri.** .....9:00 am - 3:30 pm

## PARKER PLAZA STATE

*Board Lead By The HOPE TEAM! Our Promises Delivered!*

Dear Unit Owners,

There have been many crucial developments materialized since the December Information Letter and the Board are glad to inform the association of these positive news.

### LEGAL MATTER - BYLAWS

On January 16, 2025, the Board of Directors held a public meeting to count the votes of the Association membership to repeal the amendment to our Bylaws that took effect February 1, 2012. 291 members "approved" and 39 members "disapproved" the repeal of the requirement to place in escrow an amount of money equivalent to two (2) quarters of the maintenance fees (assessments) that the Association had held in its escrow account for five (5) years following the purchase of their Parker Plaza unit. Now 191 members of our Association will recover their deposits that are sitting uselessly in an escrow account. Additionally, repealing the requirement for future deposit collections will significantly increase the resale value of each unit in our building. Congratulations to everyone!

### BUILDING INFRASTRUCTURE AND MAINTENANCE IMPROVEMENTS

New Boiler #3 was installed which will make the domestic hot water system more sustainable.

November 2023



December 2024



January 2025



### Pool and Recreation Area Improvements

The Board previously reported the ruining infrastructure of Parker Plaza as a result of previous mismanagement and poor service. This situation directly applied to very old "prehistoric" inoperable corroded pool exchanger. The new pool heater's

*Continued on page 2*

**Parker Plaza State** (cont. from page 1)

heat exchanger was replaced in an emergency order to avoid gross interruption of the pool service.



Beach entrance faces continuation of the upgrades and transformed to more convenient, safer and respectful plaza. New showers and drains were installed at the beach side entrance accompanied pedestals with natural stone.

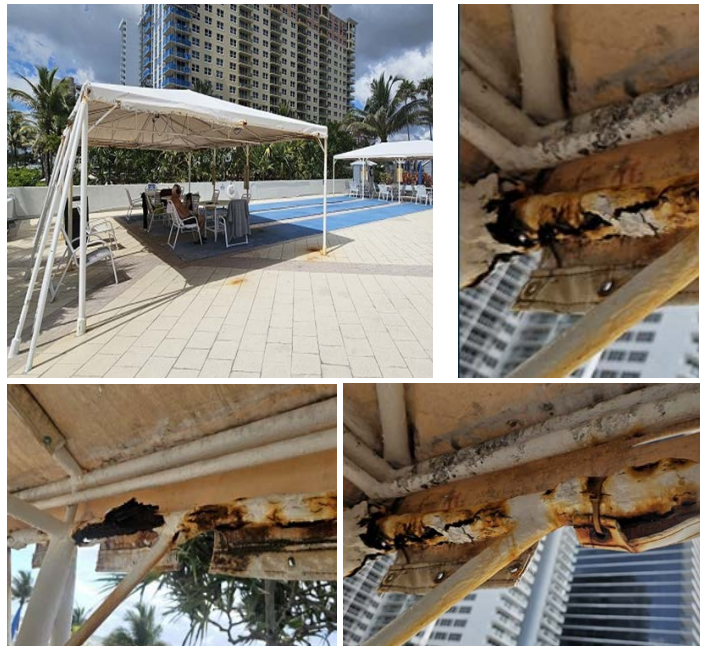
Before

Now



Old the metal awnings corroded beyond repair were structurally unstable and unsafe for ages. This issue was discarded for a very extended period of time by all previous managements and association leaders. The Board and Management conducted the installation of new modern aluminum pool deck awnings for the enjoyment of the unit owners.

BEFORE



*Continued on page 3*

**WANTED**  
**PRINT JOBS**  
*anything that puts ink on paper*

---

**Condo/HOA Services**  
 Residential or Commercial  
 Voting/Election Packages  
 Annual Notices (w/ affidavits)  
 Letterhead • Property Signage  
 Stickers & Decals • Window Lettering  
 Newsletters • Binding

**Denizens | Businesses**  
 Club Promoters | Schools  
 Restaurants | County | City  
 Celebrations • Obit Books • Biz Cards  
 Promo Materials • Brochures  
 Announcements • Posters-Banners  
 Vehicle Wraps

---

**Contact Marc** (the newsletter guy)  
 cgpimarc@earthlink.net  
 786-223-9417  
 for a no obligation quote on your next print job  
**\* NO JOB TOO BIG OR TOO SMALL\***

**stellar**  
 Public Adjusting Services  
 Professional Insurance Claim Representation

*CALL US BEFORE YOUR INSURANCE COMPANY!!*  
**(305) 396-9110**  
**STELLARADJUSTING.COM**

**CALL US TODAY FOR A FREE CLAIM INSPECTION**

**RE-OPEN OLD & DENIED CLAIMS**  
**WATER DAMAGE TO KITCHEN OR FLOORS?**  
**LEAKS FROM UNITS ABOVE?**  
**AIR CONDITIONER LEAK?**  
**SHOWER PAN LEAK?**

**MENTION THIS FLYER FOR FREE POLICY REVIEW**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rumi Bouda License #PJ15224

**Parker Plaza State (cont. from page 2)**

**AFTER**



To make the season more comfortable and make sure that all unit owners have appropriate amounts of furniture to enjoy the sun, additional 28 beach chairs for the pool deck and 30 white strap lounges for the beach were purchased.



A newly designed garden courtyard was upgraded with new modern sprinkle controllers to better serve the grass and save on water bills. Lawn sprinkle control is WIFI based and could be programmed remotely which also produce savings of the future labor.



The men’s steam room was in very bad shape for ages and following by demand of unit owners the Board approved repair to make this amenity useful addition for Parker Plaza residents.

**Elevators**

Parker Plaza elevators conditions were abandoned for many years. One of the factor which lead to the poor condition was not proper maintenance of Nouveau elevator contractor who did fail of his contractual obligations. The Board hired a consulting engineer and come to the conclusion to hire new company, Orange Elevators.

Last June flood added devastating damage which cannot be ignored by the Board. Pavel Moreff, Board Director, contacted FEMA agency and was able to open claim for assistance with the storm recovery. After intensive FEMA evaluation and many inspections in tandem with Orange Elevators service vendor - case in amount of **\$1.3 Million** was pre-approved by this federal agency. FEMA agrees with the claim to replace all six (6) cabins because of the damaged wooden structural part used to build the cabins. At the open meeting, which was held on January 16<sup>th</sup>, the Board approved infrastructural safety repairs of all elevators including flooded pits which eventually will be compensated by FEMA funding. Elevator #1 is already under the approved repair which will be finished by the end of January. The installation of new elevator cabins was also discussed at the open Board meeting. The Board is exploring the cabins designs options, associated price range and will inform the association of this development. Stay tuned!



**Other Projects**

- Capital projects, including balcony repairing and stucco restoration (Lines 5 & 6), roof repairing, fire door installations, and waterproofing of windows, have been continued.
- Door replacements at the garage entrance were approved.
- A new pool heating system was approved, and bids were conducted.

*Continued on page 4*

**Parker Plaza State** (cont. from page 2)

**Technology & Communication Enhancements**

New Internet Protocol (IP) phones were installed in the office. They use the internet to transmit voice and multimedia communications instead of traditional telephone lines. IP phones provide the following advantages compared to the previous phones:

- Lower operational costs for long-distance and international calls since they use the internet rather than traditional phone lines.
- Easy to add or remove phone lines and devices without significant infrastructure changes.
- Employees can use their IP phones from any location with an internet connection.
- Support for video calls, conferencing, voicemail-to-email transcription, call forwarding, and integration with other business tools.
- Provide crystal-clear audio quality.

The implementation of a new property management software platform, called BuildingLink, was approved. The key advantages of using BuildingLink are:

- Facilitates direct communication between management, staff, and residents through email, text, or app notifications.

- Provides a centralized platform for sharing announcements, updates, and alerts.
- Simplifies package tracking and notifications for residents when deliveries are received.
- Scans barcodes to log packages, reducing errors and improving accountability.
- Allows residents to submit maintenance requests online.
- Tracks the status of work orders in real time, ensuring timely responses and better accountability.
- Offers amenity reservations, visitor management, and vehicle registrations tools.
- Residents can view building documents, policies, & calendars.
- Residents can access their account information, including financial ledgers and payment history, online.
- Provides visibility into building operations and financials.
- Visitor management tools allow for pre-registration of guests and contractors, ensuring secure access to the property.
- Logs activity to maintain a detailed security record.
- Generates reports on building operations, financial, and maintenance trends.
- Residents & staff can access the platform anytime, anywhere.
- Supports integration with smart home devices and other building systems.
- Reduces operational costs by streamlining processes and minimizing manual errors.



## ECCELLENZA

Exceclence for you!

**SCREEN SERVICES:**

- Screen Repairs & Replacement: Restore torn or damaged screens with top-quality materials like Phifer mesh.
- Balcony Screen Adjustments: Maintenance for smooth operation and durability.
- Patio & Pool Screen Repairs: Keep bugs out and enjoy your outdoor space without hassle.
- Custom Screen Solutions: Tailored to fit your doors and windows perfectly.

**SEALING & WEATHERPROOFING:**

- Window Leak Repairs: Stop water damage with professional caulking and sealing.
- Door Sealing Services: Ensure energy efficiency and protection from external elements.

**WHY CHOOSE US?**

- ✓ 3-Year Warranty on All Repairs
- ✓ Family-Owned, Licensed & Insured
- ✓ Fast & Free Estimates
- ✓ 5-Star Customer Reviews for Quality Service
- ✓ Serving Residential & Commercial Clients

**✨ 10% OFF for New Customers ✨**  
Valid for Screen & Sealing Services.

**Contact Us Today!**  
📞 786-890-0959

✉ info@eccellenzadoors.com  
🌐 www.eccellenzadoors.com

**Condo Resident Perks!**

**Now through February 28th!**



Save on Edge AI, Starkey's newest, best sounding Rx hearing aids, during our Heart Hearing Event.



**EDGE<sup>AI</sup> Rivalled Only By Perfect Hearing**



**Next Generation Connectivity:** Volume adjustments from your smartphone.



**Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.



**Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.<sup>1</sup>



**Waterproof<sup>2</sup> up to 1 meter** Our hearing aids underwent aggressive simulations of the environment and have been certified by an independent external lab with a strict pass rate of 100%.

**Exclusive Offers for Condo Residents!**



**NOW THROUGH FEBRUARY 28, GET**

**\$1000 OFF**

the purchase of a pair of the all new Starkey Edge AI Rx hearing devices.<sup>3</sup>



**WE SPECIALIZE IN SECOND OPINIONS!**

**CALL US TODAY!**

**(888)-272-9589**



**Melanie Plotkin, H.A.S.,** Hearing Aid Specialist

**Javier Benitez, HAS, BC-HIS,** Hearing Aid Specialist,  
Board Certified in Hearing Instrument Sciences



**Over 36 locations including** Arkansas, Florida, Georgia, Indiana, Maryland, New Jersey, North & South Carolina, & Texas.

19046 NE 29th Avenue, **Aventura**

222 95th Street, **Surfside**

[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)



1. Edge AI RIC R only. Other styles will vary.

2. up to 1 m, not intended for swimming. Rechargeable styles only.

3. Cannot be used on prior purchases or combined with prior discounts.

**Lera's Art Studio**  
**Offering Custom Home & Kitchen Gifts Including Judaica Decor!**

- Decorative Wall Clocks
- Unique Lazy Susans
- Colorful Coaster Sets

**Note:** Every order can be custom-made!  
 Scan the QR code to visit our website.




**Contact Person:** Valeriya / 847-977-0257  
**Website:** www.lerasartstudio.com  
**Instagram / Facebook:** @lerasartstudio

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
*New Patient Special \$79*  
 (D0210, D0150, D110)

**9456 HARDING AVE.**  
**SURFSIDE, FL 33154**  
 (305) 866-2626

**4011 W. FLAGLER ST.**  
**CORAL GABLES, FL 33134**  
 (305) 643-1444

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)

**KITCHEN & BATHROOM REMODELING**  
*SATISFACTION AND QUALITY GUARANTEED*  
**NO JOB TOO SMALL**

---

**REMODELING & INSTALLATIONS**  
 Kitchens | Bathrooms | Interiors  
 Cabinets | Vanities (New & Resurfaced)  
 Baseboards & Crown Molding | Mirrors  
 Quartz, Marble & Granite Countertops  
 Popcorn Ceiling Removal | Interior Doors & Frames  
 Impact Windows & Doors  
 Ceramic Tile & Marble Installed  
 Plumbing & Electrical Service

---

**PAINTING**  
 House, Condo, Apt. | Interiors & Exteriors  
 Roof Painting | Pressure Cleaning

---

**MINOR REPAIRS**  
 Exterior Wood | Facia & Soffit  
 Stucco | Drywall & Framing

**Design & Management Services**  
 Free Estimates  
 Service & Quality  
 Commercial & Residential




Specializing in Condo & Apartment interiors. We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition, we are the **REMODELING EXPERTS.**  
**Family Owned for 40 years.**


**DIAMOND  REMODELERS**

**KITCHEN AND BATHROOM SPECIALISTS**

**Jeffrey Diamond**      **Anthony Lasorsa**  
 Lic# CC94BS00437      Lic# CGC031497  
 Licensed & Insured General Contractors

**WWW.DIAMONDREMODELERS.COM | 305-865-9005**

Jeff@diamondremodelers.com

 @diamondremodelers       Diamond Remodelers

*Special Discounts will be applied for mentioning this ad*