



PARKER PLAZA NEWSLETTER

A MONTHLY NEWSLETTER FOR PARKER PLAZA RESIDENTS

Volume 1 Issue 9 September 2025



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



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OFFICE HOURS

Mon.- Fri. 9:00 am - 4:30 pm

ON GOING PROJECT PROGRESS

For the week of: 9/1 to 9/19 2025 | Prepared by David Alkoby

Photo gallery for this week: 9-1 to 9-19 2025

https://1drv.ms/f/c/083ca003c1383096/EIO42au3y8RMqjs4GPco4wEBpI9IBF-nXpkeckIJ1_9qfcA?e=ngbuhf

IMPORTANT ITEMS TO REVIEW

This report encompasses 3 weeks of work as I was on vacation for the first 2 weeks of September. I will attempt to provide updates on items that took place while I was gone but briefed on upon my return. Some information may be missing some details or will be incomplete at the time of this writing but is provided as an overview of what took place.



General overview

I will provide information on everything that I'm aware of in this report

Pool Filter box damage

Upon my return on Wednesday, I was told that the pool was shut down due to equipment malfunction. I immediately inspected the pump room and got an update from Janet on what took place.

Pool filter box #2 developed a crack on the bottom portion of the housing which caused pool water to flood the pump room and the system had to be shut down.

Our pool vendor came and removed the filter box but was unable to put the system back in service due to valve not shutting down the water for that filter box, so the pool remained closed.

On Wednesday when I got back, I immediately figured out a way to isolate that pump plumbing, capped it and I was able to operate the pool pump and system, and we got the pool open again for our residents. Our pool vendor was able to locate the replacement part, and I gave him the OK to order it. It may take up to 10 business days to have it delivered, but in the meantime, the pool is still open to use, although we are operating the system with 2 filters instead of 3 at this time.

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Project Progress (*cont. from page 1*)

I will update on my next report as the system is fully operational once again.

Roof electrical issue / S. AHU unit offline

During excavation of one of the roof drains that was due to be replaced as a part of the roof work project, the workers hit the electrical conduit that run from the N. room to the S. room, serving the south side AHU unit on the roof.

The damage to the conduit caused a short in the electrical system and the S. A/C unit went offline. This is the same conduit that was hit and repaired twice before due to Bengoa work on the PH level. At this point, it is becoming more and more expensive to make repairs to this conduit that seem to always be “in the way” of our concrete restoration work.

A decision was made to reroute that electrical service on the roof by running a new conduit on the roof top side along the cooling towers concrete beam so it will not get damaged again in the future. The cost to have it done is under \$3000 which is less than what we paid before to have a local repair done. Once this gets done, we will put the S. AHU unit back online and it should no longer have this issue.

North side Compactor

The north side compactor is offline at this time due to a hydraulic fluid leak from inside the piston. Ecolo was here to troubleshoot the issue and located the fluid leak as the reservoir was empty. 10 gallons of fluid were replenished and the leak was then obvious. We have a proposal to have the piston and hoses replaced for around \$3600. It is my understanding that the board approved the proposal and I will work on scheduling the work with Ecolo next week.

Access control doors issues

Upon my return I was told that many of our doors and gates were not able to get power for the access control strikes and maglocks. I inspected the doors and gates and found the strikes and magnets receive no power. I was presented with information from two of our vendors to make the needed repairs to these doors and the board and Rodney are working to review and decide on the next step to have these repairs done asap.

ITTWare was also on site attempting to locate the issues with the wiring that are causing the issues as I explained in some

of my previous reports, the age of the wiring for our access control is showing and degraded wires from old age as well as water intrusion into the junction boxes in the garage are causing havoc on the electrical system. We discussed in the past the need to have the entire system rewired in order to avoid these issues in the future but unfortunately, the issues happen before we were able to execute this project.

We are also working with another vendor to start replacing the entire access control with a new modern system as the software we currently have is dated and the vendor is going out of business so servicing it in the future is questionable at this time.

Elevators repair project

Connections elevators started working on repairs to the elevator system.

We received a supplementary proposal for the remaining parts that are needed and the proposal was approved and connections will get the parts and get the last remaining elevator (#1), back up and running. In addition to that, while I was gone, the pits flooded in the garage area due to what I will consider negligence on the part of Orange elevators (They prohibited us from getting into the pits for maintenance work claiming their insurance will not allow them to allow us to enter the pits). Once the pits flooded and we had our guys evacuate the water, we tested the sump pump that is installed in the pit that was flooded. That flood also damaged the pump as water entered the electronic components and shorted out the pump. A new pump was ordered and installed, and the pits are now monitored regularly and checked for water accumulation in the pits, and so far, everything is ok. Inspection of the pits revealed that water intrusion into the pits is due to rising ground water as we have several “holes” or cavities on the top portion of the pits, so when it rains for a prolonged period and the ground level water rises, it overflows the bottom 85% of the pit and water gets into the pits. This will have to be resolved at a later time by utilizing a specialty vendor to waterproof the pits completely (I had it done in one of my previous buildings for the same reason).

Jacuzzi chemical injection system failure

On Wednesday, I was told by Janet that the jacuzzi has to be shut down due to the automatic chemical injection system faulting at the controller. I tried troubleshooting the unit but was unable to get it back in service.

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Project Progress (cont. from page 2)

We monitored the PH level manually so that we can keep the jacuzzi running while I was waiting on CES to get back to me and help with the fault. Today, CES was on site and confirmed that new probes are needed for the system. I had them order the probes for us and they should be here early next week for a quick replacement. These probes need to be replaced every few years and the main technical officer told me that they are susceptible to brownouts and electrical interference as we experienced over the past few weeks during the heavy thunderstorms. Once the new probes arrive, we will replace them both and the system should be back running autonomously again.

Boiler #2 is offline

Upon my return I was told that boiler #2 is offline and has an electrical issue. I inspected the unit and even after replacing the main 15A fuse, the system will go into startup mode then pop the fuse again. The issue may be related to the main board and need to be inspected by a professional. I placed a call to Aquarius to see when they can send me a technician to inspect the unit and tell me what is wrong with it. We are currently working with two boilers only. Once Yunior gets back to me with a date/time for a technician I will update you on the results.

Men's Sauna fault

Upon my return I was told that the men's sauna is not working. I inspected the unit and confirmed that the heater

is not turning on. I performed an inspection of the power source and electronics and found it all to be in working order. I called in our electrician who installed the unit a while back and upon his arrival, we found that the heater has a "hidden" reset button located on the bottom of the heater. We reset the unit, and it came back to life. Based on that, it seems that someone may have poured water over the heated rocks, and it could have caused an electrical short that triggered the safety reset fuse and shut down the unit. It is fully operational now, but we may need to place a sign that states that it is not allowed to pour water over the electrical heater under any circumstances.

Laundry Rooms painting

We are still painting the laundry rooms on all floors. As of last night, the painting project was completed all the way down to the 11th floor, so we are halfway done. I was also updated that the new machines are no longer scheduled to arrive in October, the new timeline had been updated to sometime in December which will give us plenty of time to complete this project and do any touchup or additional painting of doors etc. as the board sees fit.

Roofing project progress

I inspected the progress on the roof since I got back on Wednesday. As of today, 80% of the new roofing membrane had been completed with the last remaining

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Project Progress (cont. from page 3)

portions being performed today. I was also told that next week, Solomon roofing is starting the pouring of the light weight concrete that goes over the new membrane in order to create the new slope design that was created for our new roofing system.

Next week we should see a lot of activity as the concrete trucks will arrive on site and the concrete be pumped up to the roof for installation. Insulation pads were hoisted onto the roof today as well in preparation for the work to be done next week. Although we had a couple of weeks full of rain days, it looks as the project was not delayed in any major way at this point especially since the board allowed the vendor to “catch up” on work during the last couple of Saturdays.

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Other items we address this week

- Repaired the gate spring (entrance side) twice in 3 weeks.
- Cleaned out the main rainwater gutters in the garage.
- Snaked out the pool deck drains located in the garage.
- Cleaned out the sand trap in the garage from the pool deck showers.
- Continued buffing the elevators floors.
- Continued cleaning up carpet stains around the hallways.
- Addressed several leaks that were reported.
- Painted several unit doors per owner’s requests.
- Lubricated all of the inner staircase door hinges and knobs.
- Completed leak repairs in the 10 line that were found before I left on vacation.
- Repaired leaking irrigation pipes on the pool deck.
- Repaired several trash chute doors that were not working right.
- Inspected another unit that reported a leak from the roof.
- Worked with the engineer on addressing some issues on the roof and other projects we are working on.
- Cleaned out and corrected an issue with the south pool access door.

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