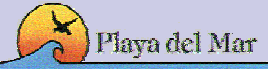




Playa del Mar Newsletter



Volume 1 Issue 2

APRIL 2006

What in the world happened?



We received a lot of questions from owners about our annual meeting concerning the Ombudsman, the voting process, the counting of the ballots, the confusion on the amendments and the acoustics. We will attempt to air these issues as we understand them based on answers from Management and the Board.

OMBUDSMAN

To ensure proper procedures at the meeting, a group of owners petitioned to have an Ombudsman present to oversee the meeting and monitor the voting process. The start delay was because of an issue with the Ombudsman and it took time to get it resolved.

VOTING PROCESS

The voting process and the ballot counting went without a hitch and the election results stood as counted. No quorum required. Because there were amendments to be voted upon, we needed a quorum present to yay or nay the proposals.

WHAT IS A QUORUM

Simply put, a quorum is a majority of owners who are present plus proxies submitted

This is required to vote on amendments. Now you would think we had the necessary combined votes. We have the potential of 370 votes but only needed 186 votes to make up the quorum. Without a quorum we were not able to proceed with the agenda put forth.

ACOUSTICS

Surely we had a great turnout and one would think we had the power of a quorum but when told we didn't and not being able to hear in the back as the sound quality was so poor, a quick call to adjourn was made!



CONFUSION

Then mayhem ensued as the people in the rear could hardly believe the meeting was coming to an abrupt end. Apparently many owners bypassed the long line as they had dropped their ballots off in the office and went directly to the meeting room not realizing they had to sign the register for their vote to be counted.



When it was realized that many votes were not counted they were given the opportunity to do so. (Even then we did not have a quorum.) Perhaps we did but maybe some owners did not know what the hubbub was all about. And so without a quorum, the meeting was adjourned.

ENCLOSURES?

It was agreed that the packet sent out had too much information and that the amendment issue should be kept separate.

THE FIX?

The management has told us that they will be rewiring for speakers in the rear of the room. Future Newsletters will attempt to reiterate what we need to do to get a quorum in future meetings. A help desk if you will!

YES!! YOUR VOTE COUNTS

WHAT HAPPENED TO THE EASEL IN THE MAIL ROOM??

It seems that the easel was being used as a personal bulletin board and that was not its intention. The Board and the Management, in an effort to better communicate with the residents, will provide updates on the easel and will return it to its previous location. This was not intended to be a bulletin board and it would be appreciated if it is not used as such. All personal items for posting should be submitted to the office and not tacked on to the easel.



WILL THE DESIGN COMMITTEE MAKE SUGGESTIONS FOR THE EXTERIOR PAINT?

Yes, aerial photos have been taken of our building and with a software program that allows you to superimpose different colors on the building, one can get a flavor of the end result. We are told that color boards for the exterior will be placed in the lobby showing the three colors to choose from. The anticipated start date for the exterior painting will begin on June 1st. Phase one will be the sanding and preparation of the building followed by two coats of primer, each a different color, before the final coat is applied. The interior painting of the garages will be done in house.

RECONSTRUCTION UPDATE

The completion date of April 15th is still on target.



RUMOR

Is it true that when the crane returns to finish off the roof, that it will cost us and additional \$150,000 ?

FALSE, the entire cost of all the work was part of our original contract. There will be other expenses not anticipated such as the cost (not the installation) of 60 exhaust fans lost or destroyed by Wilma.

Is it true that the glass for the north balconies are on a 6 month back order?

FALSE, the glass that is on back order is the panels for the pool deck and sea walls. Our glass panels for the north balconies are in stock and will be installed by April 15th.

WHEN WILL THE INTERIOR "FACE LIFT" WORK BEGIN?

New ceiling tiles, carpets, lights and painting are all planned and are waiting for the designer to present the information. Story Boards are being worked on by the designer and should be ready soon. FYI: the ceilings cannot be raised because there are ducts running through the halls.

AMENITIES

We have a wonderful facility here with a full kitchen for functions of all kinds, a billiard room, card rooms, a library/lounge and barbecue stations on the promenade that can all be utilized for parties and get togethers. Become active and let's have some fun here at the Playa del Mar!! Currently we have 2 brand new stainless steel barbecues on the South Promenade for your use with new ones coming when the North Promenade is free of workmen.

COMMITTEES

And on that note, we need volunteers to chair committees, especially the Social or Entertainment committees. Let's put the spark back in the Playa Del Mar. Sign up and get involved. See request notices in the mail room.

ON THE MEND

Speedy recovery to Harriet Healy, Newsletter staff, on her knee replacement surgery. And to Barbara Mancuso, past Board President, on her untimely fall, breaking her hip.

OOOPS IN THE FIRST ISSUE

Annual audits of the financials are available at no cost to the owners. Copies of the monthly financial statements are 25 cents a page.

Rich Solewin Newsletter staff member is unit is 2704 not 2707



If you haven't noticed, all the palm trees along our beach and in the front of the building have been pruned and are breathing in the good salty air on their way to recovery.

FYI: Nothing will be done poolside as these trees are to be removed along with the planters and replaced with new shrubbery. The existing trees and planters have caused substantial damage to the pool deck causing leaks in our South garage. To incur expensive pruning on these trees would not be cost effective. Be patient, soon our pool and the surrounding area will be the talk of the Galt!!



THE ROOF

Thanks to the cooperation of SPS (our concrete restoration crew) and the roofing company, the Board was able to work out a compromise with both contractors to share work areas in an effort to complete phase one that gives us a water tight roof on the building. That was the reason that some of the scaffolding was removed by SPS. When SPS returns and finishes with the balconies, the roofers will come back to complete the work on our new roof. Cranes of this size are in big demand with all the new construction and recovery efforts going on here in South Florida AND in Louisiana. One of our close neighbors who lost their roof is still on a waiting list. Compliments to Board President Ed Napolitano on obtaining this reputable company in such a timely manner.



Thank you, Ed.

NEW LAMPS

New lamps around the building have been installed and for all the opinions it should be known that an important feature of these lamps other than provid-



ing light is that they can be dismantled. They separate and unplug in the middle for safe storage should a hurricane head our way, a feature very few lamps have. This will minimize damage and replacement costs and can prove to be a big saving during our hurricane season.

WEB SITES

We now have the best of both worlds. The original Playa del Mar web site, www.playadelmar.net which is currently being restored. The site support has either retired or among the missing and it has not been updated since last year. So bear with us while we continue to provide new and current information. You can now link to Continental Connect (get your password from the office) from the PDM site and hopefully the Newsletter too, when we figure it out. The good news is there are so many wonderful, informative and helpful links on the PDM site. The Continental Connect offers another dimension with the ability to submit work orders directly plus it keeps a log of information pertinent to each unit. Your password keeps your unit information secure and private.

Placing photos and responsibilities of employees on the website was suggested and deemed a good idea. We will give it consideration when we get more familiar with the web site. We are looking for expertise in Web site support so if you can help us out, please contact us.

Our thanks to our neighbor, Eric Berkowitz who has helped us restore the website and guide us in other areas.

MESSAGE FROM THE BOARD

Thank you to our staff, the owners, guests and the Management for cooperating during the closure of our entrance to the property. The new traffic pattern worked out well and allowed workmen and Playa del Mar owners, guests and employees move about safely.

Congratulations to our newly elected Board

President Ed Napolitano

Vice President Joe Ernest

Treasurer Joe Ernest

Secretary Michael Hickman

Director Ron Gresser

Director Lucille Fannin

Director Betty Cholst

Director Bob Boffa *

Our thanks to Josh Effron for his past efforts on the Board.

**Welcome "A Board" Bob Boffa*

SUGGESTION BOX

This is a locked box in the mailroom and we need some input on future issues that will keep the owners of Playa del Mar and their guests interested in the happenings here. If you have information on special occasions, achievements, milestones or questions, it will help us to keep the newsletter personal and interesting. All suggestions with merit (ie: brighter bulbs in the new lamps) can benefit us all so we hope that the Newsletter Suggestion Box in the mail room will generate some interesting ideas from the residents.

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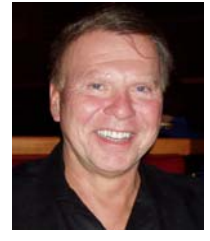


Clarke Gorte, Beverly Gorte, Keith Bernek, owner, and his Grandmother, Evelyn Engle on a recent visit from Detroit, Mi..

Old Friends comfort the heart

New Friends open the mind

Your Newsletter Staff



Harriet, Rich, Phyllis & Lance

If you see us around, say hi and give us your input.

Thanks to **Maureen Persi** for her questions and interest in the progress here at Playa del Mar.



Friends at the Playa del Mar

MISSION STATEMENT

Our mission is to provide a newsletter that will be up to date and be a consistent source of information to Playa del Mar residents. To communicate regularly with the Board of Directors, share current issues, provide progress reports and to stimulate interest in activities at the Playa del Mar