



Playa del Mar

BOARD OF DIRECTOR'S MEETING OF SEPTEMBER 21

Here is a summary of points we thought were important for you to know during the recent board meeting and the informal question and answer period which followed.



EXTERIOR REPAIR AND PAINTING:

- The board approved replacing the north east wall with the same glass and rails that have been installed along both promenades and pool deck. This will balance the look of the Playa Del Mar and offer the residents on the north side and anyone relaxing on the north deck a full easterly view of the ocean. The cost is about \$41,000.
- After much research and intensive negotiations by our board, a contract was entered into with Continental to do the pressure cleaning, patching and painting of our building. The cost is about \$442,000.
- Exterior sealants around our windows and doors are cracking and need to be replaced, cleaned and primed before painting. This work is included in the contract.

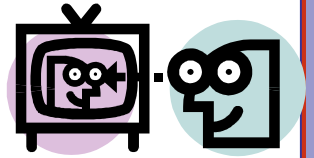


- Shutters will be removed for only two reasons. One, if the structural engineer determines that your shutters have visual stucco damage behind them and two, if you have notified the office that they be permanently removed before work on the building begins. (which is now, so notify the office ASAP!.)

*Board President, Ed Napolitano, commented that, **at this time**, removed shutters would be put back. He also said that they would be put back only if they could still get the parts. He then stated that owners should consider replacing them with code compliant ones while they are already removed. We were also told that it is unclear if we will be required by our insurance company to get new shutters. The board is getting estimates from contractors on installation of compliant shutters at a group rate. The board will notify us as this situation unfolds. **Stay tuned.***

- Determination of scope of all outside work will be done by the structural engineer before work begins. The engineer will determine the amount of pressure to set the cleaning apparatus at and will determine how much stucco will be removed. When removed, the engineer will inspect the hole (damage) before it is filled.
- Only one coat of waterproofing paint is required before the final top coats of color are applied.

- A new type of paint called Lotus will be used. It prevents mildew and dust from sticking to the building, thereby preventing a staining problem as years go by.
- The contract limits work to be complete 90 days after it begins. Work has already begun. The pool will be closed for safety reasons when use of the pressure hose occurs in its area. Tune in to Channel 96 for updates.



- All furniture must be removed from our individual balconies for safety and to protect them from damage..
- The contractor (Continental) is responsible for any damage to your windows and shutters beyond minor damage allowed by industry standards for this type of work. To document the condition of each window, patio glass frame and patio door, the contractor and our structural engineer will jointly inspect each exterior unit's glass doors and shutters and **document** any problems such as scratches which already exist. Then, when the work is completed, each owner should check to see if damage occurred. If there is damage (beyond the industry standards), the contractor will be responsible to fix it.

The outside paint colors were selected and shown to owners at the meeting. They are light colors because they don't fade as quickly as darker colors by the ocean. See renderings in the mail room.

BIKE REMOVAL SEPT. 30th



There are many unregistered and abandoned bikes stored in the garage which have been unused for years, taking up valuable space. If they are not tagged and registered, the board will inspect all non tagged bikes in the garage and if they appear to be unused (rusted, dirty or in bad shape) they will be discarded or given to charity, depending upon their condition, beginning Sept 30th.

BUILDING INSURANCE

*Our insurance company, QBE, has informed us as well as other buildings along the ocean that they may require up to code shutters, exit doors and impact windows. It is unclear of their exact requirements as well as the date to comply. If we are dropped by QBE, our building may have to go to Citizens, which is an insurance company run by the State of Florida. Premium costs are much higher for Citizens than under QBE. Citizens is the insurer of last resort.



WILMA DAMAGE AND NEXT ASSESSMENT

The next assessment bill will include the cost for repairs made due to Wilma's damage. The board advised that until they determine the actual cost of this damage, the clock does not begin to tick for you to notify your insurance company and also pick up a tax deduction on your returns. Several owners were under the false impression that they had one year from the date of Wilma to do so. It is from the date the assessment is made. Check your home owners policy for assessment loss coverage.

GENERATOR

We have been forced to rent an emergency generator while attempting to buy and install a new one. Ft Lauderdale changed regulations on generators which caused the room which stores our generator to be too small for the new one. Further, the city refused to let us put the new generator near our sidewalk outside the building. The board turned over the problem of trying to find a location for the generator in our building to the original engineers of our building. The cost of the new generator is expected to be about \$130,000 plus installation costs such as building a new generator room, electric wiring etc.

ROOF VENTS

In our July issue we reported that the vents were installed. We were not aware of the delay in supplying the electrical and getting all the proper permits. Some roof vents are not working properly and are being fixed. Some owners complained about the excessive suction or noise in their apartments from the vents. The noise situation will be corrected when the final insulation is installed on our roof.

**DECORATION UPDATE**

CEILING. The first choice of ceiling tiles is no longer available. A second choice has been made and can be seen in the lobby. It will be finalized soon.

CARPET. A 100% wool multi-colored patterned carpet has been found. The committee is now looking for a companion. The patterned carpet would be put in front of the elevators and entry doors. A sample of the carpet is in the office.

LIGHTING. It has been suggested to use more high hats. The existing corridor light fixtures could be sold. Nothing has definitely been decided.

CORRIDOR FURNITURE: Nothing chosen. There will probably be 2 chairs and a table.

CANOPY'S. A rendering is being made on design and colors. Also, bids are being taken on the canopy and possibility the frames may have to be replaced.

**HOMESTEAD TAX SAVINGS-
HOW TO LIMIT INCREASES..GET \$580 NOW!**

You can save \$580 a year in real estate tax and then be limited to a maximum tax increase of a 3% a year thereafter by applying for the Homestead Exemption. If you do not apply for Homestead you will not get these tax advantages. And, folks, this cap is a big benefit considering the large tax increases experienced in these parts.

To qualify you must permanently reside on the property here at the Playa Del Mar as of January 1 of the year for which you are applying. You must be a US citizen, permanent resident alien or hold "PRUCOL" asylum/refugee status in the US. You cannot have a homestead or other residency based exemption in any other county, state or country. You are limited to one Homestead per "family unit" defined by Florida... Finally you cannot rent out your "entire" dwelling.

You may file for Homestead either online at www.bcpa.net or in person at any time through the year at any Broward County office or the main office at 115 South Andrews Avenue, Room 111, and Ft Lauderdale. (Tip- newcomers to Ft Lauderdale CAN register to vote THEN simply cross the hall and apply for Homestead in one fast visit at 115 South Andrews.).

You must have the following documents showing the address at the property:

Broward Voter's Card or a recorded Declaration of Domicile (form is available at their office or above mentioned website).

Florida Driver's License or official Florida I.D. Card.

For Non-US Citizens you need a Permanent Resident Card or other proof of PRUCOL.

There are additional exemptions for eligible seniors, surviving spouses, disabled veterans, and more. For example, if you are 65 years of age or older on January 1 of the year in which you apply, and your gross income is not in excess of \$22,693. There is also a \$500 widows/widower's exemption, and a \$500 disability exemption granted with a physician's letter stating you are "totally and permanently disabled". There is a \$500 blind person exemption, and a \$5,000 veteran's disability exemption. There is a full exemption for veterans who are totally and permanently disabled from service connected causes.

For more detail check out their website or call

954-357-6830

MANAGER'S REPORT



There are several items related to the exterior project work which may be of interest to the owners. There is one leak from the roof coming down to the 29th floor. The building staff and roofer cannot find the leak source. However, when the final layers of the roof are installed, that leak should be resolved by the roofer. This final roof work will not begin until outside painting is finished.



The exterior work will cause the pool area to be closed for safety reasons from time to time during the work day. This will be determined by the paint contractor. However, most of the time, the pool will be available before 8AM, after 5 PM and on weekends. Again, check channel 96 for posted updates.

With regard to palm tree damage due to Wilma, all palm trees owned by the PDM are restored (mostly by nature) in the front of the building. The city owns the trees by the sidewalk. City work crews, who have been taking care of trees on the Galt, have not gotten around to the dead trees in front of our building yet. The dead palm trees on the beach side will be addressed after all outside painting and roofing is complete.



Several individuals have been complaining about the cart shortages in the garages. There was a suggestion to keep them locked up and folks would have to check them out with the security guard. However, others complained this type of procedure would be difficult for some residents. There are plenty of carts in the building, but the apparent shortage is caused by people not returning carts to the garage as soon as they have finished using them. Please do not leave carts in hallways, elevators, meter rooms or in your APARTMENT!

If you are having a problem cleaning your patio glass, contact the office for written instructions that can make the job easier.

Reminder: Please check with the office for required permits on work contracted in your unit. Some of the smallest tasks require a permit so make sure you check it out.

ASSESSMENT UPDATE

We all know that there will be an assessment next year. How much? Many negotiations are in the works and no final figures yet on the repair of the building damage from the lightening hit, the cost of a new location for the larger compliant generator, landscaping repair, the cost of stucco repair and the list continues to grow. We will have more detailed information in our next Newsletter. Stay tuned.



Security Supervisor Kolz Severe is leaving and **Keith Chin** is being promoted to this position. We wish Kolz well and congratulations to Keith in his new responsibilities as Chief of Security here at the PDM.

2006---HOLIDAY FUND REPORT



THE 2006 HOLIDAY FUND LETTER AND RETURN ENVELOPES WILL BE MAILED TO EACH UNIT OWNER RIGHT AFTER THANKSGIVING.

A GUIDE WILL BE PROVIDED TO ASSIST EACH OWNER IN THEIR GIFT GIVING.

THE COMMITTEE WANTS TO THANK ALL THE INDIVIDUALS WHO CONTRIBUTED SO GENEROUSLY LAST YEAR.

THIS YEAR WE ARE APPEALING TO ALL THE OWNERS HERE AT THE PDM TO PARTICIPATE IN THIS ONCE A YEAR HOLIDAY FUND RAISING.

2005---HOLIDAY FUND STATISTICS

ONLY 204 INDIVIDUALS GAVE TO THE FUND OUT OF A POSSIBLE 370. 166 PEOPLE DID NOT RESPOND AT ALL!! THAT IS 45 PER CENT.

WE HAVE A WONDERFUL STAFF THAT SERVICES US AND THE BUILDING. THE ONLY MONEY THEY GET AS A THANK YOU FOR THEIR WORK IS FROM OUR HOLIDAY FUND. THE PLAYA DEL MAR BOARD AND CONTINENTAL DO NOT GIVE THE EMPLOYEES A HOLIDAY BONUS.



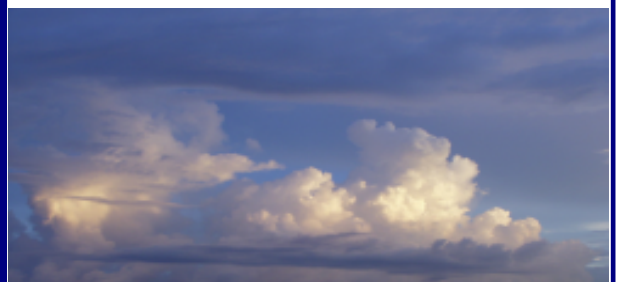
WHILE IT'S NICE TO TIP INDIVIDUALLY, COLLECTIVELY, THE REWARDS CAN BE MUCH GREATER!

PLEASE HELP US TO ACHIEVE 100 % AND GIVE GENEROUSLY TO OUR FUND. THIS WILL ALLOW US TO REWARD ALL OF OUR STAFF WITH A DESERVING BONUS ON THIS UPCOMING HOLIDAY SEASON.

THANK YOU,

THE HOLIDAY FUND COMMITTEE

Looking South from the PDM



Meet your Neighbors

Your Newsletter Staff



Residents Nancy and Dennis Clark are finally enjoying retirement together. Nancy who recently retired was presented with a fresh water and salt water fishing license by her husband who said that the lobster license was forthcoming. Nancy replied that the ONLY lobster he would see from her would be from the Winn Dixie!! They enjoy sharing their time with their children and grandchildren here at the PDM. Happy Retirement Nancy.

Shown below with entertainer Kevin, of Ocean Manor is resident Marcia Lenz spotted at their recent grand opening of the Tiki Bar. Not one to let any grass grow under her feet, she loves getting out and having some fun. Marcia has been a resident here at the PDM for the past 10 years. She has lived in France, Africa and on the Rivera to name a few.. She has served as a film festival consultant here and abroad. She enjoys walking and said that after Wilma she walked down 19 floors to the Aruba and then back again. She is quite the spirited lady and interesting to talk to. Say hello if you see her out and about.



**Harriet, Rich,
Phyllis Lance
and new to our staff,
Barbara Mancuso.**

Barbara brings her experience as a Past President of the PDM Board of Directors and as an English major, she will keep our spelling, commas and grammar in check.
If you see us around, say hi and give us your input.

New to the Playa del Mar staff.



From left to right :
Victor, Eliana, Elena and Maria
Welcome Aboard

Please email us with topics that you would like to see or items of interest here at the PDM.

playadelmar@gmail.com
Or submit ideas in the mailroom
Suggestion Box.

WELCOME NEW OWNERS!

James and Elizabeth Reece	305
Stephen Howes	515
Santiago Wood	712
Roy & Karen Ferro	809
Randy & Dawn Seidman	1014
Michael & Judith Bub	2616
Regina Horan	514
Bhagwan-Chander Gambhir	2801

**WELCOME HOME
SNOWBIRDS!**

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