



# Playa del Mar Newsletter



Playa del Mar

FALL EDITION 2008

Volume 111 Issue 4

## BOARD MEETING SEPTEMBER 16TH

### OUR BUILDING'S FINANCES LOOK GOOD

#### PDM HAS \$141,000 SURPLUS SO FAR THIS YEAR

Fred Nesbitt, our building's Treasurer said at the October 16 board meeting that as of September 30 our building has realized a surplus of \$141,062 for 2008. A large part of this surplus was attributed to our board having fired our old insurance agent and hiring another- Wells Fargo. That move saves us \$174,216 per year on our insurance premiums. Additionally, when Wells Fargo performed a review of our insurance coverage they found that there was no coverage on our new generator. It is now covered. They also got our insurance deductible for wind damage (not hurricane) reduced from \$2.7 million to \$1,000. Our hurricane insurance remains with Citizens, and all of our insurance companies are rated "A" per Fred.



**(Ed note: Our last newsletter gave examples of how owners in our building saved 40% or more on their unit insurance. It usually requires changing insurance brokers. Since the article ran, many additional owners also enjoyed a substantial savings on insurance costs).**

### FORECLOSURES AND BANKRUPTCIES

Fred said that our building continues to enjoy a very low default rate, compared to some other buildings in Florida. As a result, the collection of maintenance and the prior assessment remains within budget expectations. He said there are two units in foreclosure and one unit in bankruptcy.



### OUR ROOF GENERATES INCOME



Renewal agreements were made with Palm Beach and the Broward Sheriff Offices to place their antennas on our roof. The new Palm Beach agreement will pay \$5,000 a year and Broward \$46,000 a year. Photo on the left is the helicopter on the North deck delivering the Palm Beach antenna to the top of our roof.

### NO MORE BUILDING DEBT

Bob Boffa, our president, reported that the line of credit which provided the emergency cash to repair damage caused by Wilma – such as our roof and generator - will be fully paid this January. Bob and the Board expressed a goal of remaining debt free.

Also, with regard to Wilma, Bob announced that the board dropped a lawsuit against our insurance company. (QBE) We

had filed the lawsuit in the hopes of recovering the difference between our actual loss from Wilma of \$1.6 million versus our \$1.2 million deductible. Similar suits were unsuccessful and Bob said our lawyer felt our case was too weak to win.

### OUR BUILDING'S UTILITY BILL IS TOO HIGH

Bob said that he compared our expenses to that of our sister building, the Playa Del Sol, and found that our utility bill greatly exceeded their bill. One reason-- Bob found that they have automatic doors that close in the garage elevator lobbies. (Ed note- see the last issue of the newsletter for details) Because our doors are manual they are usually left open. This results in the air conditioners for elevator shafts getting overworked trying to cool off "the city of Fort Lauderdale". Bob said that the cost of \$35,000 to install automated doors is a good investment.



### UPDATE ON THE DOG ISSUE

Currently there is a petition being signed by owners to amend our building documents prohibiting dogs. Our building's Rules and Regulations adopted in 1992 prohibit dogs and are enforceable by our Board of Directors. **(Ed. Note: Technically we should be a dog free building and we are not.)** As a result, owners are petitioning the Board to initiate the procedures for filing an amendment to the Condo docs of our Association to prohibit dogs per the rules and regulations. Again, our Rules and Regulations are enforceable by the Board of Directors and rules and regulations can be rewritten when boards change hands. Owners, however, can change the building documents by voting on proposed amendments either in person or by proxy. An amendment to our docs to prohibit dogs will further enforce the dog policy and will remove the question of having/owning a dog at Playa del Mar. (even if challenged in a court of law.)



Board President Bob Boffa, announced that this petition is expected to be presented to our board prior to the planned November 20, 2008 board meeting. Bob said that a special meeting will be held on January 15, 2009 for owners to vote either in person or by proxy on this issue. Owners will be mailed proxies and specific information by the board once the petition is submitted and validated.



**(Ed note- see prior newsletter for more details).**



## DECORATING UPDATE

The PDM "Phase I and II" Re-decorating project that began in December 2007 is coming close to completion.

As many of you are aware, the Security Lobby and the Inner Lobby furniture has been reupholstered, coordinating window treatments and accessories have been added, including new floral arrangements to enhance the areas. Some of the existing artwork has been re-arranged for a fresh look.

The North/South Wing Lobby Corridors have also been addressed to complete the Lobby renovations.

The Card and Media rooms have been up-dated with new fabric on the chairs and window treatments. New artwork was chosen to follow the theme of both rooms.

A computer has been added to the Library for the residents use. Accessories have been added to the bookshelves to create more of a home environment. Using your DOM key will allow residents entrance into the Library and use of all it's facilities. A 24-hour camera has been installed for security.

The Interior painting project has been completed throughout the entire building, as well as the enhancements to the Residential door and the baseboard moldings. New mirrors and floral arrangements have been added to the Wing hallways.



The Center Tower Corridors are near completion with new leather chairs, accessorized tables and artwork. All damaged hallway mirrors are in the process of being replaced with framed mirrors to compliment the new

seating areas. To continue the up-dated look and to avoid future damage caused by movers and contactors, new high-hat lighting fixtures are being installed at the elevator corridor areas to replace the 4 existing fixtures. We have finally found the appropriate light bulbs to correct the lighting problems in the corridors and they are currently being changed.



We are happy to announce that we are still within our allotted budget and, therefore, research has begun on "Phase III" of the Decorating Project, which will comprise of the Ocean Lounge and Library renovations. At present, we have collected approximately \$900.00 from sales of the old corridor furniture to add to the "Phase III" decorating fund. The sale of this furniture along with the unused artwork will continue when the "Snowbirds" return.

**Take a peek in the Ocean Lounge for the amazing transformation in progress!**

**Many thanks to the tireless efforts of Joan Weinberg and board member, Annette Gamberg, pictured above! They have put in so much of their time to achieve these results and under budget, too!**

## SOCIAL COMMITTEE UPDATE

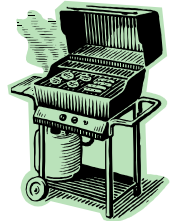
The social committee met to plan a fun filled calendar of events for the year. Future events include a crepe party, monthly Bingo nights, and Bi-weekly Movie Nights.

The Goal of the social committee is to bring residents together in a social setting and to use our beautiful public rooms. Have you seen the newly decorated Media room?



The first event in August was Mexican Night on the veranda deck. Thanks to Diane Ennis for the use of her frozen Margarita machine. The 50 attendees enjoyed the Margaritas and Sangria under a beautiful

full moon. Sixty residents celebrated Labor Day with a great B.B.Q. of grilled burgers, hot dogs, and all the fixings. Due to high winds the fun was moved inside the Ocean Lounge.



Residents also went on a Casino trip to Gulf Stream Race Track. The casino provided a bus, free lunch, and \$15.00 slot play. It was a fun day and will be repeated in the future.

The Columbus Day "White Elephant Sale/Brunch" was very successful too! Congratulations to Ellen Lesser, the PDM Social Committee and all the volunteers who gave so much of their time to insure



the success. Board President Bob Boffa was hawking the "sale items" in the Billiard Room, the chefs were performing magic in the kitchen and guests were enjoying the newly floored Ocean Lounge.



Scheduled for mid Nov. is a crepe party. Watch channel 96 and postings in the mail room for future events. Renew friendships and meet your neighbors.

**Join in the fun.**

**The Social committee needs help to clean and set up, so please volunteer! Contact chair of the committee Ellen Lesser or board member Diane Ennis. Help lighten the load.**



**STAFF CHANGES**

Sam Aponte, our building manager said that our chief building engineer, Jose Luccero, has left our building to pursue other career opportunities. We all wish Jose the best. Our new chief engineer is Chris Palms.

Chris comes to us with lots of qualifications and certifications. He is a plumber by trade, he is certified to maintain cooling towers, and he served as chief engineer in Tampa in residential and commercial properties for 18 years.

**POOL PATIO BRICKS RESEALED**

Work will begin to reseat the brick around the pool deck in November. Sam assures us that the pool will be open full time while this work takes place.

**GARGE DOORS REPLACED**

The new automatic doors for elevator lobbies in our garage will be installed this winter.

**UPDATE- BALCONY RAILINGS AND CAT WALKS**

Sam said at our Board's meeting of October 16, that work on the cat walk balcony railings is complete—but there remains work to be done on the cement on the cat walks. Repair work on the balconies on the north side of our building is nearing completion, and work will begin on the pool side. Sam told owners that repair work on balconies involves 2 separate inspections for quality. The first inspection is performed by an independent engineer after the railings are prepped and primed. After the paint is applied, another inspection is performed by the paint manufacturer to make sure the application meets specs.

**POOL HEATER UPDATE**

The pool heater we have is only less than a year old. It was malfunctioning and the service tech advised us that he would contact the manufacturer to see if they would replace it under the warranty. They are, but it will be another two weeks before we get it. We are also looking at the possibility of installing a third heater, as it was set up in the far past.

**TID BITS**

**GALT MILE BEACH PATROL UPDATE**

As mentioned in the last newsletter, our building now participates with other buildings on the Galt in a police patrol which employs off duty Fort Lauderdale police. They patrol the beach and Galt Ocean Drive in random two four hour shifts every day. Board Member, Fred Nesbitt tracked the Galt police records for a period from June 21 to July 21 to see if we got our money's worth – which amounts to \$20 per unit per year...

During that 30 day period-- which is "off season" -- there were 76 incidents logged by our Galt police, averaging over 2 a day. (See listing posted in the mail room.)

We should remember that the Galt has a very low crime rate. But even in our low crime area, we all should still be aware of our surroundings and not to take unnecessary risks, such as leaving your valuables on the front seat of your car when pumping gas, and making a purse an easy target while carrying bundles.

**VOTE NO ON CALYPSO**

**Update on Anti-Calyпсо Events**

On August 11 the Broward Legislative Delegation held a workshop at the Beach Community Center to hear Broward County residents objections to Calypso/LNG deepwater port. Suez Gas Company presented information to the panel for about 45 minutes and then residents responded with three minute speeches.

There was standing room only with 300 people in attendance. Suez spokesperson, Brad Cooley stated "Safety is not an issue for this project"

This was met with a round of BOO's from the room.

Mr. Cooley continued stating that after the approval, a safety plan would be published to local officials and the US Coast Guard.

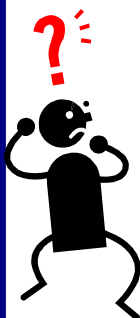
Sheriff Lamberti responded saying to his knowledge no one from Suez contacted his office concerning a public safety plan. He further stated the Sheriff's department does not have the funds to back up the Coast Guard and wanted to know who will pay for this added duty.

Several PDM residents gave impassioned speeches concerning the dangers of the LNG deepwater port, including Fred Nesbitt, Ray Lekowski, and Linda Eidinger.

The Anti-Calyпсо residents now have organized a post card writing campaign to Governor Crist. Post cards are available at the front desk. Full page ads with the postcard are also placed in the "Future By the Sea" newspaper.

The final public hearing has not been scheduled as of this printing and sources believe that it will not be scheduled until after the November 4 th election.

Once there is a public hearing the Governor has 45 days to veto or allow this terrible project to begin. Remember, this is a "25 year lease", for some of us a lifetime. Suez Gas Company, the Coast Guard, Broward County and the City of Fort Lauderdale can not guarantee your safety. We don't need to import any more foreign fossil fuels. The risks are too high. Write Governor Crist at 400 South Monroe Street, Tallahassee, Florida 32399 and plan to attend the final public meeting.



**PDM VOTING AUTHORIZATION**

**If you are not sure who the registered owner is on record to vote on issues here at PDM, whether at an election of officers, amending condo documents, in person or by proxy, please visit the office and ask who the signatory is for your unit. Make sure that the person registered to vote is listed on the deed and is the one signing to vote. If not, your vote WILL NOT count!! Situations change over the years and it behooves everyone for or against issues to insure that the person voting is the one registered or your**

**vote will NOT count!**

**Voting on an amendment requires a quorum to be present (including proxies) so if you want to have a voice in PDM issues, make sure you attend the meetings or send in your proxies with the proper signature!! Whether for or against ..... VOTE!**



**Geraldine Portuhondo**

Some might consider her the gatekeeper, and others, simply the delightful voice that answers the phone in the General Manager's office at PDM. Well, Geraldine Portuhondo is more than the amiable voice we encounter when calling or entering the office and her myriad of duties is an important component that keeps our building running smooth.

Born and raised in Brooklyn and completing her high school years in Santiago, Dominican Republic, Geraldine moved to South Florida initially to pursue a degree in Psychology. She has recently changed her direction with a concentration in Human Resource Management. Besides working for PDM full-time, she attends Broward College (South campus) part-time in the evening. Geraldine says she plans to add either the French or Italian language to her already excellent command of the English and Spanish languages.

Admittedly, Geraldine encountered some challenges when she was hired in July 2007. "Trying to address a resident's complaint or problem in a professional way to the right person without knowledge of the Rules and Regulations/Condo Documents" was difficult. She goes on to say that "everyday I learn something new about maintenance and legal matters" that "working in the office gives [her] the opportunity to interact and get to know the residents on a daily basis."

Briefly, on a daily basis, Geraldine performs a surplus of duties in the office: answering and forwarding calls to specific departments, processing work orders to the maintenance department, directly working with sales and leases in the building, along with coordinating availability with all parties involved, scheduling the freight elevator for contractors, residents, collect and maintain necessary paperwork from all contactors working in the building, data input for all residents. These are just a few of her daily functions in the office.

**Doctor Vincent & Marie Puglisi**



Vincent & Marie have lived here in the Playa del Mar for 25 years and have met and made a lot of friends. They say that their years here have been wonderful and enjoy as many of the social activities as they can. In earlier days, Marie helped out with the social committee and often served on the clean up committee after the events. (She says, "someone has to do it!")

Although somewhat limited now, the Puglisi's have always been active in long walks along the Galt and even working out in the gym. Vince and Marie credit Joe Ernest and Michael Hickman, former Board members, responsible for the refurbishing of the gym, making it a healthy place for them to workout and to socialize. Marie is always cheerful and pleasant and cares a great deal about progress in our building. She is forever offering a helping hand wherever the need may be.

You will find them at every meeting and social event, contributing and supporting the PDM wherever and whenever they can.

Over the years, Doctor Puglisi has been instrumental in assisting many PDM friends with his medical and professional expertise, advising and recommending the best doctors to anyone that asked. They are proud parents of two daughters and blessed with four grandchildren.

They have travelled all over Europe including Switzerland, Italy, Spain and France and have had some of the best of vacations abroad and in the States.

Marie says that with the help of God, that she and Vince hope to continue to enjoy Playa del Mar for many years to come.

**AND SO DO WE!**

**YOUR NEWSLETTER STAFF**



<b>Barbara Phyllis</b>	<b>Rich</b>	<b>Linda</b>	<b>Scott</b>
<b>2304</b>	<b>2404</b>	<b>2704</b>	<b>110</b>
			<b>2115</b>

If you see us around, say hi and give us your input or email us at [playadelmar@gmail.com](mailto:playadelmar@gmail.com)

**WELCOME NEW OWNERS/LESSEES**

April

Lynda Friedman	Unit #511 (Lease)
Donald Cook	Unit #1601
James & Beryl Hein	Unit #116
Anthony Romano	Unit #512

May

Scott & Susan Kornspan	Unit #2001
David Shapiro & Lenore Walker	Unit #1417
Marcia Castro	Unit #715 (Lease)
Claude Chevalier & Monique Roy	Unit #601

July

Roberto Defilippis	Unit #2915
Mark Haas	Unit #1106
Loyce Grigsby	Unit #1805 (Lease)

September

Theodore Sauer	Unit #809 (Lease)
Charles & Rebeca Webber	Unit #516 (Lease)
Douglas Camargo & Ana Lima	Unit #115 (Lease)

August

Patrick Marguerite	Unit #2502 (Lease)
Joshua & Lori Vajda	Unit #1802 (Lease)
Brandon Mushlin	Unit #2914 (Lease)

October

Sandro & Antonio Soscia	Unit # 1516
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We are still trying to achieve 100% "GREEN" readership and request that you let us or the office know if you have internet access. We do not want to incur the labor, expense, paper, postage etc of printing and mailing your Newsletter if you have an email address. We post it in the mailroom and on our website at [www.playadelmar.net](http://www.playadelmar.net). Thank you.

**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. We communicate regularly with the Board of Directors, share current issues, provide progress reports and stimulate interest in activities at the Playa del Mar

## BEFORE



## AFTER



**CARD ROOM  
& ARTWORK**



**MAIN HALLWAY TRIM**



**LIBRARY/COMPUTER ROOM**



**MEDIA  
ROOM**



**OCEAN LOUNGE**



**LOBBY ALCOVE**

