



Playa del Mar Newsletter



Playa del Mar

Volume IV Issue 4

FALL 2009

BUDGET/BOARD MEETING

NO MAINTENANCE INCREASE!

Another year without an increase in our maintenance, another year without a hurricane, another year without fear of an assessment. Considering the many problems facing other condos in south Florida, Playa del Mar has had a great year. We have a board whose goal is to control expenses, to stay within budget and to maintain quality of life at Playa del Mar.



Our building is constantly under repair whether it's plumbing, painting, repairing the pool deck and the beach furniture. It is a work in progress. Many of the accomplishments seen in this issue were mentioned at the recent budget/board meeting on the 19th of November. There were some challenges to the budget that were addressed.

One being the \$275,000 insurance refund that was received after the budget was sent out. In attendance was our accountant who said that this money will be put into a contingency fund and an amended budget will be prepared. Any monies used will be accountable. The bulk of this money is in a money market fund, generating a modest revenue. It is anticipated that some of it will be used for unexpected compliance expenses from our recent fire inspection. (Items that were not budgeted for 2009)



We had our annual (and thorough) fire inspection of the building this past month. Some demands by the Fire Inspectors were submitted to our management for immediate action. One of the items on the list was a highly ticketed item, requiring us to install strobe lights (with speakers) in our garages. This is an added visual and sound alarm for the residents should we have an emergency in our garages.

All doors leading out to your hallway must be kept closed at all times, including the A/C utility closets outside your unit. There can be no accumulation of newspapers by your door either. Make arrangements with a neighbor if you will be away for a few days.

Also, the inspectors reviewed the condition of the fire hoses stored in the glass cabinets throughout the building and wants them all replaced. We were given strong warnings about unit owners about disconnecting their fire alarms. This is a felony and affects neighboring units and their safety. The inspectors were very adamant on this issue.



Message from the Board President



I would like to take this opportunity to thank all our residents and staff who worked so hard this past year to make the PDM the building it is. It is now up to us to all help keep it that way.

In January, we will have a Board of Directors meeting where we will vote on staggered terms for board members. This will mean that 3 members run one year for a two year position and 4 members run the next year for a two year position on the board. This is the most efficient and productive way to have board elections.

We have always had staggered terms since the building was built and our, "condo docs," state that this is how it should be. The State of Florida feels it is necessary for condos to "re-confirmed" this position. Your board urges you to vote YES on this issue. If you have any questions concerning this, please call the office.

We have no increase in our maintenance fees again this year and this trend can continue in these hard financial times if we curb unnecessary spending and deal with vendors properly.

I would like to wish you all a happy and healthy holiday season and look forward to seeing you all.

Sincerely,

Mr. Robert Boffa Sr.

A survey sent out to management, maintenance and security, requesting progress over the summer are detailed below.



Painting has been a big project here, with the painting of all the walls around the building, the promenade wall and the sea walls. Also, both the north and south gyms have been painted, the lower garage walls, doors leading into the garages and the area in elevator landings. (Which have all been tiled) Stairway walls and doors have been scheduled.

SPS still working on the railings and recently completed the promenade railings and beach access railings. Management did a walk through with SPS to look at rails, flooring issues and unresolved building cracks.

Although still working on pipes, several pipes have been replaced in the upper and lower garages. Each of the cooling towers have been flushed and cleaned and all A/C closet doors have been adjusted. New A/C units for the hallways have been installed on floors 12, 24 and 26 west. This is ongoing as needed.

Also in the "new" department: a new drinking fountain has been installed by the pool, new electric fuse boxes on the roof, some new state of the art video security cameras, (smile!) newly built storage units in the lower garage, (for rent \$25 a month \$200 per year) sprinkler heads repaired, timers replaced, new plants out front, palm trees trimmed, lights in the front repaired and new sensors installed.

Additionally, all the refuse chutes have been cleaned and sanitized, including the "sliders."

Some other one liners from the front office and engineering are: The drain for the cooling towers ("mud leg valves") were cleared of accumulated sludge, lights out front have been repaired and have new sensors, the cracked mirrors in the gym have been replaced, the front lobby stone (on the back wall) has been redone and completed. We have a new water treatment company, Waterton. Management is currently taking bids on reconditioning the beach chaises and promenade furniture. Please be courteous when using the gym, especially in the early hours. Set the weights down carefully and keep the volume on the TV at a minimum. Remember also to wipe down any equipment that you have used. Germs abound!!

It is up to all of us to maintain these standards and the appearance of our building. Please help us to keep it that way! "We are looking good!"

Telephone access. While many owners do not feel the need of a "land line" phone in their units because they have a cell phone, bear in mind that receiving and the front lobby do not have long distant access. This could pose a problem for you if it isn't a local access number. Make your own local contact arrangements with receiving and the front desk for visiting contractors, deliveries and other services.



Please be advised that all contractors must park on the north upper parking deck. They can obtain a parking pass at receiving for display on their vehicle.

All contractors must provide proof of their license, insurance policy and workman's compensation insurance before starting any work in the building.

All residents entering any of the garages must have a decal showing the designated parking space. Those renting can get a parking pass to hang on their mirror.

Please observe all stop signs, speed limits and rules governing the property.

Leaks that remain in the garages are due to rot and decay in the expansion joints. This is being addressed now and work either has begun or will very shortly.

There is additional bicycle parking in the lower garage. Contact the front office for the required sticker.

Reminders for all residents, lessees and guests

No dripping wet bathing suits inside the building and elevators. Towel off before entering. Wet floors are a danger to everyone.

You must have proper attire when entering the building to include footwear.

No open drinks inside the common areas.

If you use the barbeque, you are responsible for cleaning it. Report any violations to the front desk if you don't find it to be clean. If the grill is still hot, please do not put the covers back on. Let the front desk know!

Please do not reserve multiple chaises.

Those that come down early should have a chance of getting a chair. Watching beach towels take in the sun for hours on end is selfish and inconsiderate. If anyone has

any resolution to the hoarding of chaises, we welcome your suggestions. Drop a note in the Newsletter box located in the mail room or notify the front office.

Rules and Regulations are only as good as those that adhere to them. If you see anyone in violation, please take the time to report it to the Management.



MANY EYES MAKE FOR A BETTER

PLAYA DEL MAR



On Sept 22, 2009 fifty plus residents attended the Broward County Commission's final budget meeting. Residents wore red and white SAVE OUR LIBRARY t-shirts or pins. During the summer residents gathered thousands of petitions, resolutions and letters to Broward County Commissioners.

City Commissioner, Bruce Roberts arranged for a bus for residents to attend the meeting. Vice Mayor and the Galt Mile area Commissioner, Ken Keechl met with Save our Library supporters, and served as a voice on the Commission to keep the Galt Ocean Mile Reading Room open.



Galt Mile Community Association President, Pio Ieraci addressed the Broward County Commission on behalf of the Galt Mile Residents. The Hearing Room was packed with residents all speaking to their issues hoping to be included in the budget. Commissioner Ken Keechl finally spoke to the Galt Mile Residents. He announced that the Commissioners would not be closing any of the seven libraries that were on the chopping block.

Funding for the GALT MILE READING ROOM was in the budget. Cheers rang out from the attendees!

If you are new to PDM please visit the Galt Mile Reading Room. It is a wonderful mini library and very convenient for all who live on the Galt Mile..

Recycling Now Easier for PDM

Beginning October 1, 2009 the City of Fort Lauderdale has become a one stream recycle system. What does that mean for PDM? It means you no longer have to separate paper from plastic, metal, or glass. All recyclable items can be placed in the new containers in the lower garage upon their arrival. (We have NOT received the new bins in our lower garage for the new "single stream system" that allows "MIX and MATCH" recycling.) Please continue to do your part. Don't throw any recyclable items down the garbage shoot. If you have a neighbor that is unable to take their items to the lower garage offer to take the recyclables for them.



The City of Fort Lauderdale has also placed blue recyclable cans along the public beach and along the Galt Ocean Mile. When you are going for your morning walk you can use the new Blue recycle cans instead of bringing your recyclables back to PDM for proper disposal. PDM will be installing more recycle bins in the future through out the building and at the beach to make it even easier for you to:

"GREEN YOUR ROUTINE"

TIDBITS

LOOK OUT, HERE THEY COME!

Sightings of our "snowbirds" have been reported in our building! The migration has begun and we welcome them back to paradise. This will activate our social committee for another great year of social events beginning in January to welcome them back. Check out the bulletin board.



Have a wonderful Thanksgiving to all and as you all find your way back for the winter, have a happy, healthy and prosperous Holiday Season



REMINDER: TIS' THE SEASON

The following is an excerpt from a recent mailing to all owners and residents.



"The 2009 holiday season is rapidly approaching and it has long been a tradition of the owners and the residents of the Playa del Mar to remember all the individuals who work on our property with an annual holiday financial gift."

Pooling your contributions collectively, provides a more effective way of rewarding each and every employee on staff. Many work behind the scenes and would miss out if we did it any differently. Please reach into your hearts and send your contributions to the Playa del Mar Holiday Fund early so that they may receive their gift in time to enjoy their holiday.



NEW HOLIDAY LIGHTS OUT FRONT

Check out our new holiday lights!! They have been upgraded and have more color and pizzazz! The installation of the lights were contracted out to professionals this year as our inventory from past years were in bad shape requiring far too many replacement bulbs and trouble shooting. Special storage bins will be put in place during the off season to protect the new lights from damage and once the staff comes up to speed on installing them, the installation of will be done in house.





ROBERTO FLORES

Married for 20 years, the Flores moved to Florida from Virginia. Roberto has been in the employ of Playa del Mar for the past two years and brings us his expertise in (HVAC) air conditioning maintenance. You can see him almost anywhere on the premises, on a ladder with his head above the ceiling tiles or cramped in an A/C closet servicing our equipment. Roberto says “thank you” to all the residents for making him feel that his work here is meaningful and that he is a part of the PDM family. A team player, he is well respected by his fellow workers and can be depended on to “take up the slack” when called upon.

EMPLOYEE OF THE MONTH

In an effort to recognize employees that contribute to our building, Playa del Mar has implemented a new incentive program. It is **Employee of the Month**. It is based on the employees contribution, productivity, appearance, promptness, attendance, resident input, and motivation. Our first winner of this award and our

NOVEMBER EMPLOYEE OF THE MONTH:

GUSTAV JOSEPH.

Gustav has been with us for FOUR years and he is the kind of employee that works in the background and is rarely seen. He is self motivated and doesn't need supervision for he always finds something to do. Married for four years and father of three children, Gustav maintains our property inside and out and possesses a great work ethic.



Congratulations on being our first Employee of the Month.

NEW SECURITY STAFF

As promised by Security Chief, Jose Dorta, that although it's an ongoing process to improve our security staff, Jose has made some positive changes since our last Newsletter. Now onboard are the following new members of our Security Staff.

- Carlos Rodriquez
- Molard Desrosiers
- Marie Francois
- Merylene Charles
- Kenny Joseph
- Arthur Veldman



- Front Desk
- Front Desk
- Lower Garage
- Lower Garage
- Rover
- Night Rover

WELCOME TO PLAYA DEL MAR

Your Newsletter Staff



**Barbara
2304**



**Phyllis
2404**



**Linda
110**

If you see us around, say hi and give us your input. Articles of interest to the residents are welcome!

NEWSLETTER DISTRIBUTION

We have eliminated postal versions of the Newsletter in an effort to cut the high cost of postage, paper, labor and printing. You can view the Newsletter in the mailroom AND on our website at:

www.playadelmar.net

For those without an email or those that have not submitted their email to the office, you can view it on the library computer by clicking on the **PDM Newsletter icon**. Any exceptions to those unable to view the Newsletter, please contact the front office. Thank you for your cooperation.

WELCOME NEW RESIDENTS

SEPTEMBER

Constantin & Marilena Tseretopoulos Unit #1116

OCTOBER

Loyce I Grigsby Unit #1405
 Lana Markina (Lease) Unit #1416
 Yolan Toro Unit #2502

NOVEMBER

Pascuale & Domenica Tremamunno Unit #2317
 Thomas & Linda Laurin (Lease) Unit #2215
 Alice Sawruk (Lease) Unit #1503

WELCOME TO PARADISE

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