

PRESIDENT'S CORNER



We are approaching the end of October – the official end of the hurricane season. Another year without a hurricane causing damages to our property or forcing residents to evacuate. Since Hurricane Wilma in October 2005, we have

been hurricane-free for seven years. For us, it's the lucky 7.

There has been a flurry of activity going on at our home – some you can see and others you may only hear. The board has been faced with many issues necessitating our immediate attention or demanding action to prevent further damages, because of years of maintenance neglect. Outside contractors and our maintenance department have addressed many construction and maintenance issues – but there is more to be done. I will be sending out a President's Report in November detailing the projects we have undertaken, what's left to do – including pictures so you can appreciate the tasks we faced – and costs of these projects.

The major tasks have been repairing the deteriorating concrete and steel beam supports of our four cooling towers – two on the center tower roof and one each on the South and North tower roofs. These repairs were emergencies – we had no choice in the matter. We are finished with the renovation of the fountains in front of our building – we have added LED lighting in the fountains and the landscape lighting to save on energy. Our fountain water will be cleaned using a UV light – instead of harsh chemicals. Again a necessary repair when you see the pictures.

Concrete renovation on the outside of our building will begin shortly. We are working with the contractor to ensure the least amount of disruption to our residents and the fastest completion acceptable. We ask for your patience and understanding as the project moves along – it is estimated to take 15 weeks – depending on weather. Again this is a necessary repair as water is leaking into our building and some apartments.

Shortly, you will be receiving our projected budget for 2013. The three-member budget committee (Joe Ernest, Beverly James and Fred Nesbitt, PDM Treasurer) has been working on a budget – with the goal of NO maintenance increase in 2013 and NO special assessment. The board had done a great job of

administering the budget – given the condition of the building when I became president. We will continue to work as a team to tackle these issues.

I want to personally thank all the owners and residents for their support – especially during the time when the cooling towers were down and A/C was either curtailed or residents were asked to keep their thermostats at 78 degrees or above. It shows the real spirit of our neighbors – proving what we can do when we all work together.

I continue to be honored to serve as your president and seek your advice, suggestions and recommendation for making our home a better place for everyone to live.

-Ray Garcia, PDM President

PDM'S WATERFALL FOUNTAINS UNDERGO MAJOR RENOVATION THIS SUMMER:

Here's the fountain without water cascading so you can see the new glass tiles and design



MARK YOUR CALENDAR

- December 15 – 41st Annual Winterfest Boat Parade – starts at 6:30 pm – “Musical Memories”
- February 26 – Playa del Mar Annual Owners Meeting at 7 pm, Ocean Lounge
- April 20-21 – Lauderdale Air Show
- April 29-May 6 – Fleet Week in Fort Lauderdale

FROM THE PROPERTY MANAGER'S DESK

We have been very busy the past few months doing preventive maintenance throughout the building, aside from the day to day work that is done.



The North wing cooling tower pipes and steel beams have been repaired and painted to protect against rust. The North center cooling tower concrete supports and steel beams have also been repaired. We will be repairing the South center tower steel beams, supports and pipes next and then the South wing will be scheduled for repairs.

The exit doors to the stairwells and catwalks (88 doors) had all the rust removed and treated with a rust inhibitor, primed with metal primer and repainted and new weather stripping was installed. All the canopies in the front of the building were cleaned and re-sealed for weather protection. The canopy on the North courtyard was moved to the North promenade deck so residents using barbecues have more covered seating areas. Additional tables will be added.

The leaks in the garages from both pipes and concrete have been repaired and new ones are being taken care of as they appear. The concrete repairs on the catwalks have been repainted. The front parking deck coating areas that had cracks and had lifted due to water intrusion were all patched and re-coated under warranty.

These are just some of the things we have completed. There is a maintenance log posted in the mailroom with a complete list of jobs that have been done since May 2, 2012 and as these jobs are completed there are more to be added to the list due to work that had been neglected for many years.

In closing I want to welcome back all our residents that were gone for the summer and hope to see you at our Coffee with the Manager meetings. You are always welcome to come into the office or contact me by phone or email with any questions or concerns.

• *Tania Gonzalez, Manager*

GO GREEN COMMITTEE

- The recycling program at Playa del Mar is working effectively and we ask for more participation.
- Recycle bins are located in the lower garage across from the security guard office. Look for the **Green Your Routine Banner**.
- The City of Fort Lauderdale and Broward County have a simple **ONE BIN** recycling policy. There is no separating of recyclables. Place the following in the bins: **RINSE AND REMOVE ALL FOOD AND LIQUIDS FIRST**. Plastic bottles, glass bottles and jars, aluminum, steel & tin cans,

newspapers, office paper, junk mail, magazines, cereal boxes, paperback books (you can also drop these in the Library for recycling to other residents), and cardboard (must be flattened 36" X 36" max. size.) **NO food contaminated boxes or Styrofoam cups or trays.**

- We have placed recycle bins at the beach, pool, mail room & BBQ areas for your use and convenience.
- **DO NOT** place any items in the recycle bins that are not on the list above. Contact the Green Committee if you have any questions. Linda Eidinger #110

HOUSEHOLD HAZARDOUS MATERIAL: There is a Broward County household hazardous material collection center at 2780 Powerline Rd., Pompano Beach open Friday and Saturday 8:00AM – 3:00PM. Items accepted include paints, solvents, pesticides, lawn and pool chemicals, household cleaners, motor oil, auto fluids, gasoline, auto batteries, rechargeable batteries, fire extinguishers, mercury thermometers, thermostats, flares, **FLORESCENT TUBES**, propane tanks, and tires (4 per resident) Do not bring explosives, business-generated waste or bio-hazardous waste.

RECYCLING OF USED ELECTRONICS: Used electronic products comprise the fastest growing toxic trash problem faced by solid waste managers. Lead, mercury, cadmium and heavy metals are among the components found in electronics that need to be recycled or disposed of carefully. The Broward County Collection Center at 2780 Powerline Rd, Pompano Beach, open Friday and Saturday 8:00 AM – 3:00 PM accepts the following: Computers, monitors, keyboards, printers, copiers, modems, TVs, cell phones, rechargeable batteries. **DO NOT BRING:** Microwaves, VCR or DVD players, stereo equipment or appliances.

Since Playa Del Mar pays for trash and recycle removal it is extremely important for residents to recycle. We can keep our trash hauling costs lower by all residents recycling.

BENEFITS OF RECYCLING

- ♻️ Recycling saves natural resources, such as timber, water and minerals.
- ♻️ Recycling saves landfill space.
- ♻️ Manufacturing products from recycled materials saves energy.
- ♻️ Recycling reduces greenhouse gas emission.
- ♻️ Buying recycled products closes the loop that ensures the overall success.



(l to r) PDM Property Manager Tania Gonzalez receives a check for \$500 from Linda Eidinger, chair of the PDM GOGreen Committee, to support LED lighting in our building which reduces electricity costs, saves

on maintenance, and is environmentally friendly. Linda earned the money while participating in Fort Lauderdale's Recycling Program – if you want to help earn more money for our building, please contact Linda (Apartment 110).

WIND STORM INSURANCE FORUM

PDM resident Linda Eidinger attended a wind storm insurance forum sponsored by Democratic state representative candidate, Gerri Ann Capotosto. Many PDM residents may have already felt the increases or cancellations of their wind storm insurance. Some residents may still have insurance from another company beside Citizen's but the choices are getting smaller and smaller if your property is East of I-95.

Mr. Jay Neal, from FAIR (Florida Association of Insurance Reform), a non-partisan grassroots organization that is an advocate for Florida residents, made a presentation on insurance. FAIR now has 20,000 members and is making an impact for Florida's policy holders. There is no cost to join FAIR (www.floridainsurancereform.org). Neal described a system that needs reforming. The big Insurance company lobbyists and state officials play a major role in the problems with the Florida Insurance industry. Citizen's Insurance is currently conducting inspections at renewal of policies and failing 74% of inspected properties. Increases in premium average 23% and may be as high as 90%. Residents who attended discussed how many of the inspections on their property were poorly done or just incorrect. Residents and condo associations should appeal and provide documentation of the repairs, window improvements, etc.

An interesting fact: there is a cap of 25% of rental units in condo buildings in order for them to keep a discount with Citizens. Call your elected State Representative and State Senator and ask them to assist you and keep informed of this important issue. IT AFFECTS US ALL!



OUR NEW FOUNTAINS – DAYTIME AND NIGHTTIME

Our two water fountains were suffering from lack of maintenance and therefore needed major renovation. The stone walls were crumbling – the fountain floors were peeling, and the plumbing/pumps were not operating correctly. The board made a major investment to correct the deterioration and improve the fountains' operations. A commitment was also made by the board to properly care for and maintain the new fountains – so we never again face a major renovation because of neglect.



ARE YOU A BASKETBALL FAN-ATIC?

If you answered, YES – then you should become active in the South Florida Basketball Fraternity – a group of basketball fanatics who host a weekly breakfast and an annual luncheon and have done so for the past 33 years. At this year's luncheon (December 18) at the Polo Club in Boca Raton, the honored guest will be Rollie Massimino, former coach of Villanova's 1985 NCAA champions and current coach of Northwood University's 2012 NAIA National Runner-up. Guests will include former players, coaches, referees, and fans. For more information, contact Mel Kessler at 954-375-2287. You don't have to be 6 feet or taller to participate! Both men and women are welcome.

WELCOME TO OUR NEW NEIGHBORS AT PDM:

- 108 Andreas Jonsson & Yee Tan (Lease)
- 114 Ali Raid & Karina Rodriguez (Lease)
- 209 Florence Weiner
- 514 Malcom Benites & Laureen Biruk (Lease)
- 604 Albert Corricelli
- 712 Santiago & Vanessa Wood
- 802 Thomas Cornell
- 1008 Denise Chubra (Lease)
- 1414 Salvatore Culcasi & Marie Serubo (Lease)

GOINGS ON THE GALT

A1A UPDATE: The Florida DOT reported that the project to change that section of A1A which runs parallel to Galt Ocean Drive is on schedule and will be complete in December. A1A will have two lanes running in each direction instead of the current three. The one lane in each direction will be painted with stripes to indicate they are not for traffic. In another phase of this project-- in the year 2015-2016 --foliage and parking spaces will be added.

The project work of 2015-2016 will also permanently fix the dangerous intersection of A1A and Galt Ocean Drive near Oakland Park Blvd. There have been frequent accidents at that intersection as cars on A1A go through that red light. The southbound A1A lanes are not clearly marked as to where to stop, and the traffic light is in the wrong place. Frequently, vehicles go through that light and proceed to Oakland Park Blvd. – and they sometimes hit cars exiting the Galt Ocean Drive. The Galt Association has been trying to get the Florida DOT to make that intersection safer for 20 years, but with little success. The DOT has told the Galt Association that the level of injuries is not serious enough to warrant anything else.

Because of the numerous accidents and near accidents at that intersection, the Galt Association plans to distribute a petition demanding that that intersection be made safer now. The petition will go to each building for all residents to sign. All of those signed petitions will then be forwarded by the Association to the Florida DOT. When available, this petition will be in our main lobby for you to sign. Meanwhile, take care when driving off the Galt Ocean Drive onto A1A. Make sure all traffic has stopped especially on the south bound lanes.

CRIME: At the October Galt Mile Association meeting, police reported crime in our area remains very low. However, there have been some cars broken into as well as car thefts in the shopping and restaurant parking areas on the Galt and the immediate area. Police said that some of the cars had unlocked doors. Most of those cars had valuables in sight. Even though there were only a few incidents this summer, police advise caution. There were no reports of incidents for cars parked on condo property on the Galt.

TURTLES: Turtle egg nests on the beach this turtle season got extra space. Each nest received almost 1,000 square feet of roped off beach space up from about 100 square feet for years before. This increased space left some condos on the Galt with very little space for people. Next season the state has reduced this space back to 100 square feet per nest.

AIR AND SEA SHOW: The Fort Lauderdale air show has been moved two weeks earlier for 2013 and is scheduled for April 20-21.

HOMESTEAD REAL ESTATE: The Broward County Property Appraiser's Office has announced next year's schedule to help people on the Galt with their real estate tax questions--in particular to help homeowners with homestead tax and senior property tax exemptions. They will be at the Beach Community Center 3351 NE 33rd Avenue on the last Friday of each month from 10 AM to 11:30AM to assist and help you. The first date is January 25, 2013.

An official of the Appraiser's office told the Galt Association that a special investigative unit now has a detective from the Fort Lauderdale police department assigned full time to that unit. Their purpose is to determine accuracy of those owners who claim homestead status. They are working with the cooperation of other states and governmental agencies. The unit has been focusing on the Galt Ocean Mile and has found people who falsely claimed homesteading. The penalty for incorrectly claiming homesteading is not just paying the amount that owner saved claiming to be a homesteader ---but a 50% fine on that amount of money plus a 15% interest rate on the balance. The official said some people have lost their homes to taxes because of falsely claiming homestead status.

BEACH RESTORATION: Beach restoration remains on schedule to begin November 2013. See the last edition of this newsletter for details or check out the website www.galtmile.com for much more news concerning the Galt Ocean Mile.

PDM Sales (June thru October, 2012)

3900 GALT OCEAN DRIVE 209	\$230,000
3900 GALT OCEAN DRIVE 604	\$225,000
3900 GALT OCEAN DRIVE 712	\$350,000
3900 GALT OCEAN DRIVE 802	\$357,500

(Information from the Broward County Appraiser's Office)



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