



Playa del Mar Newsletter

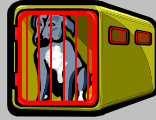


Volume III Issue 3

JULY/AUGUST 2008

IS PDM GOING TO THE DOGS?

OVERVIEW- Our Board says important quality of life rules such as permitting or prohibiting dogs should be determined by owners and not the Board. The Board seems to favor a policy which would be permanent by amending governing documents as opposed to changing our building's rules and regulations. The Board expects owners who feel strongly about this issue to take action on their own. This would lead to a special meeting to amend the docs. If this is not done by October, the Board expects to vote to change the rules and regulations to permit dogs.



BOARD DELAYS OPINION ON DOGS

In a reversal of the Board's direction stated in the last meeting of April 8, 2008, our Board at the June 10 meeting has decided not to take the initiative to begin the process to amend our building's governing documents to prohibit or permit dogs. (See April newsletter at www.playadelmar.net). Rather, they have chosen to let the owners begin the process of amending the condo docs if they wish to do so. The Board members appear to be divided on this issue as much as the owners. A majority of the Board is silent on the issue, making it seem to favor permitting dogs. **(Editors note: Board President, Bob Boffa, made it clear that he is against having dogs in our building and at the last meeting, Dan Lecht made a motion to allow dogs. The motion was seconded and was tabled until October.)**

HOUSE RULES vs. CONDO DOCS

Bob went on to explain the differences between our building's Rules and Regulations and the condo documents. Only the owners can change our condo's governing documents. That procedure is fully explained in our docs. Because this process is complex and lengthy, our governing documents are rarely changed. On the other hand, our building's Rules and Regulations, commonly called **"House Rules,"** can be changed by the Board with a simple majority vote any time. This could lead to a policy change with each new Board. Both sides of this dog issue said they would rather see the docs amended for consistency of policy.

HOW TO CHANGE DOCS

Bob explained the process to call a special meeting of owners to amend our Articles of Incorporation (docs) to either permit or prohibit dogs. The docs regarding this procedure is stated as follows:

"Amendments to these Articles of Incorporation may be proposed by the Board of Directors or by the members of the Corporation owning at least 70 of the Apartments, whether meeting as members or by instrument in writing signed by them" (See Article XIII of our building's Articles of Incorporation for details of this procedure).

Bob suggested a petition initiated and signed by owners could be a means to begin the process resulting in a special meeting to vote on the amendment.

OUR BOARD LIKES DOGS??

Bob said that our Board, at this time, seems to favor permitting dogs in the building. So, if they had voted at the June 10 meeting --the house rules would have been modified to permit dogs. The Board tabled the motion to change the house rules until the Board's October meeting. Bob felt this should give owners enough time to petition for a special meeting to amend our building docs --one way or the other.



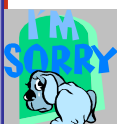
OWNER REACTION

The owners asked the reason that existing house rules which prohibit dogs-- are not being enforced by the Board. Bob referred to the prior Boards as causing the confusion. (See prior newsletter for detail). He then promised the Board will enforce the "no dog" rules in our building for new owners until the issue is resolved either by a vote of the owners or Board.

ENFORCEMENT OF HOUSE RULES

Owners complained that house rules other than the dog ban also were not being enforced. They provided examples of pool rules, noise complaints, conduct and attire in elevators. Owners complained that the new security service does not patrol public areas frequently. Owners questioned if our security guards were knowledgeable about our house rules, and if they knew how to enforce them. And they questioned the current Board's resolve and ability to enforce the house rules.

Board Member, Fred Nesbitt answered some of the owner issues by saying the Board has resolve to enforce our house rules. He explained there are two enforcement procedures available in the State of Florida. One method is fining violators; the other is bringing violators to court. At this time, our condo docs do not permit the Board to fine violators. But, our building docs are very clear in giving power to the Board to take legal action against anyone in the building who causes a nuisance of any kind.





BALCONY RAILINGS



SPS's sub contractor has begun work to fix the railings on our balconies and cat walks. The railings installed have experienced bubbling and peeling of paint. They need to be sanded and repainted. This is **not** an additional cost to owners, as this corrective work is covered by our warranty with SPS. None of this work requires access through our units.

SPS's contractor has 2 sub-contractor crews working on our building. Both crews are supervised by a full time SPS employee. One crew is repairing railings on the cat walk while the second is repairing railings on balconies. At present, the balcony work is taking place on the north side of our building. (We plan to set up a test area including paint for approval by Playa del Mar before going full force with the painting of the rest of the railing.) That crew is expected to finish one stack every 2 weeks. The cat walk crew is expected to complete their work before the balconies are done.

Originally, the plan was to remove the balconies' glass before sanding of railings began. Although more time consuming, covering the glass was finally agreed upon, making the potential for glass breakage less likely.

CAT WALK & PROMENADE

Another contractor is finishing up waterproofing the Promenade deck. This was never done as part of prior exterior work performed on our building and should stop leaks into the Ocean Lounge and South Garage. The work is expected to be finished in early August.



Bids and plans are in the process of being received from contractors to repair the cracking cement on our catwalk. (Sam asks that we do not confuse railing repair, which is under warranty with SPS, with fixing cracking cement on the catwalk). As with the Promenade, the cement repair/replacement work on the catwalks was never included in prior project work.

RE-SEAL EXTERIOR BRICK

The driveway has been stained green and resealed. The original color was green, but it was bleached out from the sun over the years. Brick on the Promenade, as well as the north and south side of our building (around the pool) will also be stained and resealed.

POOL FURNITURE

The new pool furniture has some problems which the supplier has agreed to repair under warranty with **no** cost to owners. Some of the problems are broken cranks for umbrellas and chairs which are too light to stay put in our ocean breeze.

OTHER ITEMS

All trash shoots will be pressure cleaned and sanitized during this summer. All garages not yet painted will eventually be painted as well. There is no schedule set yet and this expense has been included in the budget.

\$ TREASURER'S REPORT \$

The financial statement as of May 30 shows the annual budget is running a \$82,677 surplus.

At the June 10 Board meeting, Fred Nesbitt, Board Treasurer, explained that the Board is making every effort to save owners money. He provided some examples of how their efforts paid off so far this year. For example, the Board changed landscapers, saving \$3,000 this year. As part of the new contract, they will plant flowers in the front of the building. The Board is also changing accounting firms, with an annual savings of \$6,300. Our bank account has been moved to another bank and is earning more interest than expected: \$5,300 more. The Board also changed payroll services saving \$600 per year.



Fred said that other business relationships are being re-viewed as well, with an eye to save money. In the scope right now—our building insurance policy and insurance broker.

Fred also said that the default rate for paying maintenance by owners is below the average for Florida. He said that we have only one unit in foreclosure and another is part of a bankruptcy proceeding. Fred said that two units in financial trouble in a building our size is very low for Florida and is not a financial problem for our building.

NEW PLAYA DEL MAR INTERNET CENTER

The library is now the Playa del Mar Library and Internet Center. Two new features have been added to the room:

COMPUTER WORKSTATION where you can connect to the internet, read emails and visit websites of interest to you.

WIFI CONNECTION where you can bring your laptop and connect to a wireless network to access the internet.

We want to make this a social hub of our building and invite you to make use of this improved facility. The room is locked, but you can access it using your Dom Key, the one that opens the common doors in the building. The room also has security cameras to protect the contents of the room.



Special thanks go to Fred Nesbitt for the concept and visualization of the space and Tony Lawrence for his technical advice, support and installation of the computer and applications.

PLEASE NOTE THAT:

THE COMPUTER IS NOT TO BE TURNED OFF!!

ALLOW IT TO GO INTO "SLEEP MODE". ANY TECHNICAL ISSUES OR PROBLEMS SHOULD BE REPORTED TO THE OFFICE OR FRONT DESK.

DISCOUNT HOTEL RATES FOR PDM GUESTS



Along with other buildings on the Galt Mile, the PDM has joined the Lugano Resort "Good Neighbor Rate" plan. It is one of the newest luxury hotels in Ft Lauderdale. It is located on the other side of AIA at 3333 N.E. 32nd Avenue next to the intercoastal waterway (near our

local post office).

The suites range from 500 square feet with a one bedroom, up to 950 square feet with 2 bedrooms. Included in suites are full-sized refrigerators, microwaves and cook-tops, washer and dryer, high-speed wireless internet access, 2 large flat panel TV's, Bose sound systems, iPod docking stations, 400-thread count linens and bedding, and European bath amenities. Limited room service is available. A five star restaurant is scheduled to open this fall inside the hotel.

Here is a sample of the negotiated rates:

January – April 30 2008	\$189
May 1 – September 30 2008	\$139
October 1 – December 25 2008	\$169
December 26 – April 30 2009	\$199

Call 954-564-4440 for reservations and info. You must say the words "**Good Neighbor Rate**" to get these discount prices. Reports from residents of other buildings on the Galt Mile say the accommodations are excellent. Up to date and detailed information is available at the PDM business office.

SAVE MONEY ON YOUR HOMEOWNER'S INSURANCE



Florida's new insurance regulations say that condo owners can get a break on their homeowner's insurance premiums if the building has a new roof and the owners have up to code windows or shutters.

Our building has a new and up to code roof.

This reporter knows of at least 6 owners (including myself) in our building who have enjoyed a 40% to 50% reduction in their annual premiums. The reduction was effective immediately after an inspection report was filed with the insurance company. Most of the owners have had to change insurance brokers (not the companies). The new broker cancelled the old policy and replaced it at a lower cost.

For example, one unit owner experienced an immediate reduction from \$1,800 down to \$580, staying with the same insurance company-- Universal. Another owner enjoyed a reduction of premiums from \$2,000 to about \$700 (including flood coverage as the unit is on a lower floor) This reporter enjoyed a reduction of premiums from \$1,200 down to \$587 while staying with the same company (Universal) and doubling the coverage. But, I had to change insurance brokers.

This reporter's old broker put up many obstacles to getting an immediate reduction. As experienced by a few other owners, this reporter had to change brokers to Marcus Group of Lauderdale Florida, to get this reduction. They cancelled my existing policy and issued a new one for double coverage in 3 days. (Ed note- we debated putting this broker's name in our newsletter, but our experience has been that very few brokers are willing to help get the new lower rates).

You must have an inspection of your unit and our roof before applying for a reduction. This cost varied between \$50 and \$100, and is arranged through your insurance broker.



For your guidelines, this reporter's new homeowner's coverage at Universal (which covers my particular needs as a full time resident) is as follows: Dwelling- \$100,000; Personal Property-\$65,000; Loss of Use- \$26,000; Personal Property-\$300,000; Medical Payments-\$3,000. The deductibles are-\$1,000 for non hurricane, \$1,300 for hurricane. It is a replacement policy. Annual cost is \$586.57 per year (which includes wind coverage cost of \$333).

Happy hunting and good luck!

AIR CONDITIONING IN ELEVATORS

Have you experienced a hot elevator recently? The reason it is hot is because the sliding glass doors by the elevators in the garage are not closed.



Our elevators are air conditioned by cooling off the entire elevator shaft via air conditioners on our roofs. The elevators ride up and down the air conditioned shaft. The only place the cool air can escape from the shaft is in the garage if the glass doors remain open. The closed sliding doors keep the cool air in the shaft. They also keep the corrosive salt air from getting into the shaft and damaging the mechanics of the elevators. In addition, open glass doors wastes electricity, which is not very "green". And it costs the owners lots of extra money running the shaft air conditioners as if they were trying to cool off the entire city of Ft Lauderdale.

The cost of replacing all the glass doors throughout the garage with self closing doors is about \$35,000 rather than \$80,000 as originally thought. The board is making plans to replace these doors.

(Ed note-It appears to us that most residents, owners and renters close the doors or at least try to. The problem seems to be with guests, PDM workers, and contractors. Perhaps the roving security guard could be more vigilant in checking and closing these glass doors. It could also help if residents tell their guests to close these doors and PDM workers get instructed to keep the doors closed by management).



BUILDING MANAGER, SAM APONTE



Our new building manager Sam brings to our building some 20 years of condo experience. His last two assignments were in South Beach and Key Biscayne. He works for Continental and is a licensed building manager.

Sam grew up in New York City's "The Bronx". He went to New York State University at Binghamton and studied industrial engineering in New York as well. Sam left New York in 1978 for Florida and our better weather. He lives in Broward County with his wife and 3 children. Two of the children are in elementary school. The third, his daughter Yolanda, is a career army woman, who just returned from a tour of duty in Iraq. (Thank you for your service, Yolanda!)



Sam says his main goal at the PDM is to make our building the best on the Galt. He says our building has the potential because of all of the renovation done on the building in the past few years and continues to be done today. He points to our outside balcony and brick replacement, new roof, new elevators, new exterior entrance and decorations, as some of the important improvements made recently. Sam says that our entrance's waterfall, renovated driveway brick decking and newly decorated lobby contributes to making the PDM entrance a picture taking experience.

KNOW YOUR NEIGHBORS

Retirement doesn't always assume the role that an individual should ease into a sedentary life-style. Longtime residents, Walter and Ilse Klebe (Unit 117) certainly prove that cliché to be difficult to challenge.



Owning since 1996 and making PDM their permanent home in 1999, Walter and Ilse have enjoyed an incredible life together. It's interesting to note that they will be celebrating their 60th wedding anniversary on Nov. 14th. We would like to extend warm wishes to a lasting and loving marriage.

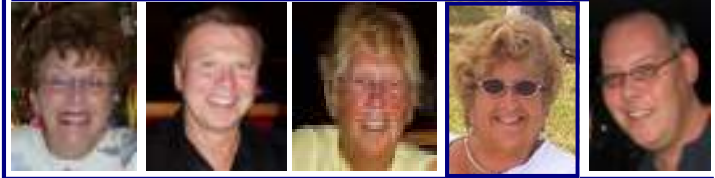
Born in Germany, they both emigrated to the US separately at the ages of 14 and 7. They initially met in the Bronx, were married in 1948 and finally made their home in Edison, NJ. Walter worked in subtitling for domestic language films in the Motion Picture Industry and did technical work in any language imaginable for that particular industry. He also worked in insurance for Mutual of Omaha. Ilse worked in Real Estate for 30 years. Additionally, they have a son, a daughter and two grandchildren.

Presently, Walter and Ilse remain quite active in the community and leisure activities. Ilse is the co-president of ORT America and Walter volunteers in the Emergency Room at Imperial Point Hospital, treasurer of the Brotherhood at Temple Bat Yam, and is co-chair of the beach and pool committee at PDM. He also finds time to exercise in the pool most days and he plays tennis four days a week!!



So, retirement does not mean life slows down; it's quite apparent in the case of Walter and Ilse Klebe.

Your Newsletter Staff



Barbara 2304	Rich 2704	Phyllis 2404	Linda 110	Scott 2115
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Welcome aboard Linda Edinger. See her special report on the LNG issue plaguing the Galt. If you see us around, say hi and give us your input.

TURTLE INVASION ON PDM BEACH!



Two exciting TURTLE events were witnessed by PDM residents on separate occasions! Respecting all the laws governing the protected turtles, these residents stood by and observed the loggerhead turtles laboring up from the ocean beyond the high tide mark, actually watching the deep excavation of a nesting area for their eggs, laying the eggs, meticulously covering them and then watched them trek back into the ocean, a job well done. We now await the results of their efforts as the baby turtles are due to hatch and make their way back to the sea. Remember, turtles are a protected species. Look but don't touch! There are hefty fines for violators!!

BEACH RESTORATION TO BEGIN IMMEDIATELY

Our Galt Mile Association announced that beach restoration will begin within the next few months, and will be completed in 2009. Upon completion, our beach will extend 150 feet from where it is now.

REMEMBER TO VOTE!!
PRIMARY ELECTION DAY
AUGUST 26, 2008
REQUEST AN ABSENTEE BALLOT IF NEEDED!

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

Calypso Liquefied Natural Gas Deepwater Port is not a Partisan Issue

Since our last newsletter, there are many political voices that have joined our "Anti-LNG" group.

Ron Klein, our Democratic Congressman sent Ivan Itkin, president of the Galt Mile Grassroots Organization, Democratic Club (the GOGO's) a letter expressing his support, "It is my position that the state of Florida should not approve the project until all concerns are satisfactorily addressed. I will continue to work hard to communicate the concerns of our local community to state officials." Republican State Senator Jeffrey Atwater also spoke out against the Calypso, Liquefied Natural Gas Deepwater Port. Senator Atwater sent a letter to all Galt Mile residents concerning the dangers of L.N.G. and asked them to keep him informed on this issue. Linda Bird, Democrat, also running for the State Senate, has organized meetings against the Calypso project.

Republican, State Representative Ellyn Bogdonaff, and Chris Chiari, Democratic State Representative candidate both oppose the Calypso deepwater port. Chris Chiari spoke eloquently at the pre-agenda and final meeting of the Fort Lauderdale City Commission on May 20, 2008. Galt Mile residents also speaking were William Claire, Ivan Itkin, Dr. David Marshall, and Fred Nesbit (PDM). Additional residents in attendance were Joan Tanenbaum, (PDM), Ray Lekowski (PDM), Linda and Marshall Eidinger (PDM), Beverly Bryer, Gwen Handelman, Irene Gertler, Rochelle Horowitz, Theresa Claire, Barbara Marshall and Mark Brown. As a result of all the hard work by Galt Mile residents, the Fort Lauderdale City Commission approved the Anti-Liquefied Natural Gas resolution by a vote of 4-1. Mayor Jim Naugle was the only "No" vote.

Also on May 20th, Ivan Itkin, Linda Eidinger (PDM) Gwen Handelman, and Chris Chiari all G.O.G.O. members attended the Broward County Democratic management meeting and succeeded in having the "Anti-L.N.G." resolution placed on the evening agenda. The resolution was passed unanimously by more than 400 Democratic committee members in attendance. Broward County Democratic Chair, Mitch Ceasar subsequently sent a letter to the Republican Broward County Chair asking for the Republican Committee's support. Mr. Ceasar has not received a response as of this date.

City of Oakland Park City Commission member Susanne Boisvenue proposed a resolution against Liquefied Natural Gas/Deepwater Port, but the resolution was defeated by a vote of 3-2. Vice Mayor, Steve Arnst stated our fact sheet was "propaganda" but he also referred to Suez's/Calypso's information as "propaganda". Chris Chiari's

response was that he will attend the next meeting armed with all the "reports" to back up our fact sheet and ask for another vote. The Calypso/ Liquefied Natural Gas Deepwater Port is also on the agenda of the Broward League of Cities.

Local communities who sent a resolution opposing Calypso to Governor Crist in addition to the City of Fort Lauderdale are Lauderdale by the Sea, and Pompano Beach City Commission.

Many organizations and condominiums have sent their resolutions opposing Calypso to Governor Crist. 2,000 residents have signed petitions.

Suez Gas company has been running full page color ads in the Sun Sentinel. They also have hired lobbyists in Tallahassee and Broward County. They are working diligently lobbying local, state, and congressional politicians.

We can not compete with Suez's deep pockets but each of us can help pass resolutions in any organizations we belong to and forward them to Governor Crist and most importantly write a letter to Governor Crist. Web sites with comprehensive information on Liquefied Natural Gas will assist you in writing those letters to the Governor.

www.organicconsumers.org/state/FL.cfm.

www.galtmile.com/fllaud.html

Send your letters to

Office of Governor Charlie Crist

The Capitol

400 South Monroe Street

Tallahassee, FL 32399

Please send a copy or fax a copy of your letter to

William Claire

4280 Galt Ocean Dr, Apt. 10-N

Fort Lauderdale, FL 33308

Plaza South Fax (954-561-3532)

William and Theresa Claire plan to personally deliver the PETITIONS, RESOLUTIONS AND YOUR LETTERS to Governor Christ.

Please remember once there is a public hearing, only the Governor can reject the Calypso/ Liquefied Natural Gas Deepwater port.



**This is not a political issue.
This is a SAFETY concern to all of us!**

**Take an active role!
Make your voices heard!**

**BOARD APPROVES JOINING
GALT POLICE PATROL**

OVERVIEW- The board approved our participation for one year in a private off-duty police patrol on the Galt Ocean Drive and beach. We join other buildings on the Galt. The cost is \$20 per unit per year, or \$7,400 for the entire building. Owners will have no additional cost as it will be paid out of cost savings realized so far this year.



The Board approved, by a vote of 5-2, to join with other Galt Ocean Drive buildings and contribute to the expense of a private police patrol on the Galt. The cost is \$20 per unit per year.

The total cost of \$7,400 for our building will be paid out of the operating budget and funded from cost savings realized by the board so far this year, which is over \$16,000. There is no additional cost to owners for this benefit. (See Treasurer's Report).



Before our board's approval, the PDM was the only building on Galt Ocean Drive not contributing and participating in this extra police protection. Our board said we will participate for one year. After one year, they will review the benefits before agreeing to further participation.

The private patrol consists of off-duty Ft Lauderdale police. When responding to a situation, they have full authority to act as they would when on duty. They patrol our beach and street.



An officer from the Galt Mile patrol (Captain Todd Peney- Ft Lauderdale Police Dept.) spoke at the June 10 board meeting. He said the private patrol first started south of L'Hermitage several years ago and reduced reported crimes by 90%. It has been one year since all other Galt Drive condos (except the

PDM) joined the patrol, and crime on the Galt has decreased by 6% (from an already very low number). (See prior newsletter for more info).

The off-duty police, according to Captain Peney, also reduced the homeless population on the Galt to one person. This person has no criminal record, is not addicted to drugs or alcohol, and is rather well liked by residents of the Galt as well as the police. (Owners in attendance clapped in approval).

The officer discussed the shortage of on-duty police in Broward County as well as Ft Lauderdale, because of budget cuts, and the potential delay time to respond to a call for help. One owner told of her mugging on Las Olas recently. With injuries, she had to call 911 three times before police arrived. The response time from off-duty police patrolling the Galt is one or two minutes for all participating buildings. They will provide immediate assistance to our security guards for even minor issues such as noise complaints, vagrants, trespassing, etc.



**ON JUNE 10, 2008, OUR BOARD PASSED
THE FOLLOWING RESOLUTION:**

**Resolution Opposing Calypso
Deepwater Port Project**

WHEREAS, The Calypso Deepwater Port Project would be the first liquefied natural gas deepwater port of its kind off the shore of the United States of America. The dangers include flammable liquefied natural gas being transported by ship, heated from -260 degrees using ocean water to a gas vapor, and then transported by pipeline at extremely high pressure to Port Everglades, a distance of more than ten miles;

WHEREAS, The Calypso Deepwater Port Project is highly detrimental to our community due to the potential of explosion, fire, and damage to the ocean environment;

WHEREAS, The Calypso Deepwater Port Project will increase Florida's dependence on foreign energy sources and further delay development of our own sources of clean energy like solar, wind, and hydro;

WHEREAS, The Calypso Deepwater Port Project will be detrimental to tourism and would be an economic disaster if an accident occurred. A disaster would result in a massive loss of life, both human and marine; and

WHEREAS, The Calypso Deepwater Port Project safety and security procedures are flawed further causing a danger to our community;

THEREFORE BE IT RESOLVED, the Playa del Mar Condominium Association, Incorporated of Fort Lauderdale, Broward County, Florida unanimously opposes the Calypso Deepwater Port Project and calls upon Governor Charlie Crist to reject this project off the Fort Lauderdale coast.

Adopted on the 10th day of June, 2008 by the Board of Directors of the Playa del Mar Condominium Association, Inc.

Annette Gamburg,
Secretary



CALYPSO MEETING!!

On August 11 the Broward legislative delegation will hold a public hearing on Calypso at the Beach Community Center from 5-7:30 pm. It's important to have a large crowd there and that will give us a chance to test our messages in prep for the Coast Guard hearing - whenever it is.