



Playa del Mar Newsletter

SNOWBIRDS
Welcome back to Paradise

Volume I, Issue I
February 2006

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.

ASK THE BOARD ISSUE

The launch of our 1st edition will feature a Q&A section on some of the most asked about issues. We posed these directly to the board and the answers are listed below. This will be a regular feature.

Question and Answers

I. Roof Update:

Is the roof being repaired or replaced?

It is being fully replaced. We will have a 20 year manufacturer's warranty and 5 year warranty for labor.

Were there any monies due to PDM under previous warranties?

No. Company which did prior roof went out of business 8 years ago.

What was the contract price?

The contract price for the new roof is \$1.2 million but may increase due to new codes.

Did we get any financial relief from FEMA?

One of the first things the board did was to apply for financial aid. We have been turned down 3 times by FEMA.

What was in reserves to be applied toward the cost?

\$183,000 of the \$196,000 has been paid out the reserve

In lieu of building improvements and our insurance deductible at 2%, is there anyway to get a reduction without incurring a premium increase?

This is the standard for condos and there is a possibility that Condo's may have to incur even more of a financial burden than now for hurricane damage.

2. Concrete restoration

What is the target date for completion?

April 15, 2006 for balconies and the garage as well as the "green rock" waterproofing over the front of our building.

Questions and Answers Con't

Does this include the terraces, planters and the seawall?

No, but it is included in the special assessment already paid.

Does the board foresee any unexpected costs to complete the tasks?

No.

And if so, can you give us an estimate on our next assessment?

There will be another assessment to cover the cost of the new roof, and a few other hurricane related projects, but it will not be as high as the last assessment. It looks like it may be half of the last assessment figure right now.

3. Interior Decorations

Have any decisions been made and if so, how soon can we expect to see the renovation work begin?

Work will begin in a few weeks, starting with the lobby. Paula Greenberg is the building's consultant regarding interior decorations. She has submitted 3 schemes to the board. The board is considering these alternatives at this time.

What plans are in place to generate revenue from the sale of existing furniture?

No plan has been formulated at this time.

4. Board Elections

What were and how can we get the results/copies of the State of Florida exam of last years election?

Several owners asked the state to recount the votes cast by owners in last year's election. They did and came up with the same count as our attorney. The issue was not counting votes of owners who did not follow voting procedures for written ballots. The state of Florida said that no violation in the voting took place, but gave the association a warning to provide procedures which were clearer and easier for the association's owners to follow.

How can we simplify the voting process and maintain the integrity of the results?

This year our association changed the legal representation of our annual meeting to Becker and Poliakoff" with the attorney Rob Reubinstein now representing our association. One of the procedure changes is to color code and stamp envelopes as "BALLOT" "OUTER ENVELOPE" and "PROXY ONLY". The state has been asked to run the election. Three people were selected to do so. However, the association's new attorney is waiting for the resume of the 3 people to ensure that they are certified and qualified. If the credentials are not established by the time of the annual election, the association's attorney will run the meeting and the 3 individuals from the state will attend as observers.

Questions and Answers Con't

5. Lawsuits

How many (current) lawsuits have been filed against the PDM by owners?

There are 10 lawsuits by 6 individual owners.

How many are covered by our Insurance?

See next answer.

How much does it cost owners?

Direct Legal fees as a result of lawsuits was \$22,000 in 2005. There is an impact on our insurance premiums as well but it is not possible to measure as we have a blanket policy and get notice of a premium increase without a breakdown.

How can we avoid/prevent future lawsuits?

Owners could stop suing themselves. The board has determined that if the association paid every claim presented to the building without legal challenge, the cost would be many times more than legal fees incurred to challenge.

6. Painting the Building

When can we expect the painting of the building to begin?

Mid April or May 2006.

Is it true that all the hurricane shutters will be removed? (Rumor)

The engineer will inspect hurricane shutters before painting. If the shutters are causing a water integrity problem for the building, (improper installation or rusting for example), they will be removed. The board has not decided the process for reinstallation of those removed shutters nor who will pay for it.

Has a color been chosen?

No color has been chosen yet.

7. Web site

Has anything changed to access the PDM web site?

There is a new website page.

How can we access the Web site?

The information was enclosed with your voting package received in the mail. Fill out the form and return it to the building's office. You will be able to access information using your new password and PIN.

8. Budget

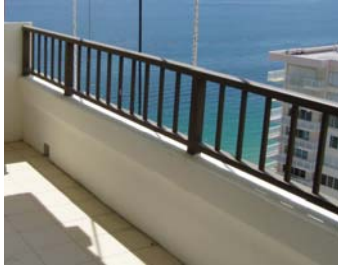
On the budget report, can you show the actual expenses incurred for 2005 versus the projected?

They are presented in that fashion. The 2005 audited financial statements will be available in a few weeks at a cost of 25 cents per page.

9. Landscaping

When can we expect to see the palm trees free of the damage from the hurricanes?

The construction equipment is currently in the way and the Cherry Picker is on backorder. The work is expected to be done soon.



BEFORE & AFTER



Remember when?
It is worth the wait!

EXTERMINATOR



When first asked to allow pest control access to my apartment in my absence, I thought that unless bugs took the elevator, there was no need to worry about rodents and critters et al as high as I am in the building.

Today for the first time I was home when the exterminator knocked on my door and was able to observe first hand what it is that they do. He was very pleasant and scooted about spraying a

TIDBITS

“do not cross this line or else” around the perimeter of my apartment, under cabinets, in the bathrooms and in all the corners. He explained that they come up through the pipes and wiring so we are all vulnerable and no one is exempt.

Should one of these critters violate your space, he is on his way to bug heaven once he “crosses the line”, so take heed owners, we live in an environment conducive to critters and their relatives.. They are here. I have seen them lying on their backs, feet in the air in the garage. This is a good thing but face down and moving is a problem. Take advantage of a PDM service.

THE POOL

It’s nice to see folks swimming in the pool again and sunning themselves on the deck and promenade. **Brrrrrrrr** for some of us, therapeutic for others and a good place to work out . Hopefully we will have the awnings in place before long.

SUGGESTION BOX

We hope to have some input on further issues of the newsletter and volunteers to contribute stories, photos etc. This first edition was compiled by

- Richard Solewin 2704**
- Lance Shaw 2512**
- Phyllis Carter 2404**
- Harriet Healy 2305**

We are all new at this and will be reaching out by placing a suggestion box in the mail room for any volunteers, feedback, ideas, columns etc.

Bear with us as we learn how to improve on future releases. We welcome anyone with Microsoft Publisher experience to assist in a professional format and to help us publish a newsletter that will keep the owners of Playa del Mar and their guests interested in the happenings here. Our goal it to publish the newsletter quarterly.

Welcome to our new Residents

August

- John & Cheri DeMonico 511**
- Joe Pitcher 411**

September

- Doug & Kathy Tozer 710**
- Richard Solewin 2704**

October

- Robert Boffa 216**
- Michael & Christina Pagnotto 714**

November

- Dominic & Deborah Gesauldi 1517**
- Sam Del Brocco 708**
- Justin DeVinney 708**

December

- Martin Sachs 504**
- Andrew & Millie Wright 1507**

January

- Grace Antonello 206**



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