



Playa del Mar Newsletter



'TIS THE SEASON HURRICANE season, that is.

Wilma arrived and our roof left. So did our 30 year old generator, 56 roof exhaust fans, sea wall, landscaping and so on. But, the good news is that everything we replaced is up to the new codes and will provide the best protection currently available against hurricanes. In addition to our building gaining improvements from the Wilma experience, the residents also gained knowledge from Wilma's aftermath by going through 3 days without power and water. This article will share some important things we now know from this experience. We suggest you follow all official hurricane preparedness notices you get, and consider this as supplemental.

RESIDENTS NEWLY GAINED KNOWLEDGE

Residents are advised to get new up to code hurricane windows and patio doors as soon as possible. There is a 6 to 9 month backorder from the factories! The Galt Mile News Sept 2005 quoting a Regency Tower in depth study before Wilma said "we saw graphic proof of our hurricane shutter's ineffectiveness." The article also said "the most reputable contractor installers are Vico, Buckley Windows, and Glass America" and "the best windows were made by IWC (Innovative Window Concepts), and Traco". Regency selected (the winning bidder) Vico to install windows at the unit owners expense but at a group discount saving of 30%. There is no such group plan at our building. No up to code windows were damaged on the Galt from Wilma. *Insurance tidbit:* owners whose old pane windows were damaged by Wilma only received replacement money for non-compliant windows and not the cost of installing code compliant windows. Only code compliant windows are permitted to be installed in the State of Florida. So, it is not financially wise to think insurance will replace your windows at no cost to you! The cost is generally \$800 per window, with usually 3 windows per room at \$2,400 per room. Doors cost about \$2,500. Eventually, compliant windows and balcony doors will be mandatory for the building to renew its insurance.



Have a portable radio with lots of batteries or a hand cranked radio available in Radio Shack.

Invest in a phone that plugs directly into the wall phone jack, not wireless or speaker phones. The phone should not require electricity. Cable phones did not work for almost a month after Wilma—avoid them in emergencies. Notebook/Laptop computers will work on their battery and use of land line dial up service. DSL worked only after electricity was restored—which was 3 days after Wilma—still far better than cable. Cell phones can be recharged off of the car battery—go to Radio Shack to see if your cell is rechargeable. Notebooks can also be recharged off of a car battery.



Stock up on canned goods, dry fruits, bottled water, cash, batteries and medicine to last for at least several weeks. There are also water filtering systems such as Aqua Pour which converts unsafe tap water into drinkable water. Our water had to be boiled for about one week after Wilma.

The day before a storm, fill the tub with water. Before doing this, put the stopper in firmly and seal it with several layers of electric tape. A few folks in our building filled their tub with water but only used a stopper and the water seeped out in a few hours. Plastic storage bins can also serve to hold additional water. Also, remember to take your patio furniture inside --or lose it ---or worse---have it go through your window.



During hurricane season, keep mostly cooked foods in the freezer. During a power failure, as the food defrosts, you can eat the cooked chicken, ham beef, etc. as it defrosts.

A full freezer defrosts slower than an empty one. Fill empty spaces with half filled plastic bottles of water. If the water should melt, enjoy the drink.



Battery operated lanterns provided residents with lots of good safe lighting so you can even read. (if so inclined) They can be bought in the camping section of Sports Authority. Cost- about \$9 to \$20 per lantern.. If you must use candles, keep the lit candles in your sink for safety.

The gas BBQ's on our patio work when the electric is out. As food defrosted after Wilma, folks put their veggies, meats, and salads out on the patio for everyone in the building to enjoy. Cooked food was brought up to the folks who made it known that they were not able to get down to the grill but wanted to share in the community cook out. Wine, soda and beer also made it down to the patio for those dark but festive nights after Wilma!



EMERGENCY NUMBERS

* Evacuation for our residents who need assistance:

To register for a special needs, shelter and transportation, you should call now to register. If you are evacuating, remember to take your medication, food, water and blankets.

Call 954-537-2888 and

561-537-2882 for the hearing impaired

Evacuation:

The nearest American Red Cross Regional Hurricane Centers

Shelters: Pompano Beach Institute of International Studies High School at 1400 NE 6th Street, Pompano Beach (Just on the other side of the Atlantic Ave Bridge west of US 1.). Rock





Island Elementary / Arthur Ashe Middle School 1701 NW 23 Ave, Fort Lauderdale, (Between Oakland and Sunrise just on the other side of 95). And finally, Park Lakes Elementary School 3925 N State Road 7, Lauderdale Lakes (go down Oakland almost to the Florida Turnpike). Take food, water, medicine, portable radio, blankets, pillows, identification, flashlight, extra clothing and important documents.

* Pets can go with their owners to the Humane Society, 2070 Griffin Road, Fort Lauderdale (one block west of 95). The pet owners side of the building is operated by the American Red Cross, and the pet side operated by the Humane Society of Broward County. Call 954-989-3977 for details or to see the website at www.humanebroward.com. After the storm, emergency information is available both on a recorded message by phone at 954-828-8888 and on the radio 1610 AM for Fort Lauderdale.

- After a storm, please, each person on every floor check with all of your neighbors on that floor to make sure they are OK and if they are in need of food, water, phones, batteries, etc. If you feel a person should be home and does not answer the door or phone, notify management.



- If mandatory evacuation is called for, those with medical conditions should evacuate to the nearest hospital. It is every man or woman for him or herself. We cannot ask nor expect our staff to remain on the premises and jeopardize their own personal safety and our liability. Proceed to Red Cross Shelters, or make arrangements to leave the area. Special needs people- you need to call to register at the phone number listed above. We must each take responsibility for ourselves,

Results of the Decoration Survey



Lucille Fannin, Barbara Mancuso and Joan Weinberg met in May and again on June 14th, 2006 and reviewed the 153 Decorator Surveys submitted by PDM owners. Three decorator presentations were conducted by Rosemary Sullivan of Paula

Greenberg Interiors, Inc. on Friday, April 21 and Saturday, April 22. Following these presentations, a summary of the decorator's proposed plan designs for the Playa del Mar interior common areas was mailed to all owners along with a survey form asking for owners' opinions and comments. The 153 surveys received and reviewed, represent the written opinions of approximately 41% of PDM owners. This is a summary of the results and comments contained on the surveys that were submitted.

The majority of the responses and comments were very positive with all of the design selections and colors, **but wanted to be assured that these projects would not commence until the major exterior projects have been completed.** Several owners suggested the interior projects be done in stages to give them some relief from construction noise, noxious fumes, dust and the additional impending assessment.

Only a very few owners expressed their opinions that the colors of the fabrics being recommended by the decorator are too dark or of too traditional a design. Several owners requested that any assessment be structured in payments over a period of time and wanted an idea of when this assessment would begin.

It was very clear from reviewing these surveys, that two thirds voicing their opinions sees the residential corridor renovations as the top priority. The next priority was the outer lobby and main lobby areas.

The results are as follows:

APPROVED FOR NOW

HOLD OFF FOR LATER

1. **CEILING TILES**

5. **ELEVATOR SURROUNDS**

2. **CARPETING**

6. **OCEAN LOUNGE**

3. **INTERIOR PAINTING**

10. **LIBRARY**

4. **OWNERS ENTRY DOORS**

9-11. **NO. & SO CARD ROOMS**

7. **INNER LOBBY**

12. **BAR/FOOD SERVICE**

8. **OUTER LOBBY**

14. **BILLIARD ROOM**

13. **FURNITURE IN THE RESIDENT CORRIDORS**

If anyone would like to see the final count of the opinions on each item, the final tally sheet will be available in the PDM office.

Other suggestions & comments contained on the surveys:

- Several owners suggested that the Board consider creating an area for a Business Center to house a fax machine, computers, etc. to be used by owners
- Re-weather strip and paint all the apartment corridor doors
- Use non-toxic carpeting, cleaning supplies and paint
- Many suggested, re-framing some of the artwork in less fancy frames, while others wanted to see the art replaced entirely
- The furniture and artwork that will not be reutilized to be auctioned off to interested residents (Note: This has been planned for)
- Apartment directional signs be re-placed in the elevators
- Alternate carpet/ furniture design on every other floor to make the floors more distinctive. (Note: This was previously considered but it would greatly add to the cost of carpeting.)
- Landscaping should be completed in front of the building and around the pool area before beginning interior work.
- There were some suggestions that we should leave existing corridor carpeting for 2 or 3 more years on some floors where the carpeting still looks to be in good condition.
- Keep some or all of our existing lighting fixtures.

WE DID NOT RECEIVE A RESPONSE FROM THE BOARD AT PRESS TIME BUT WILL TRY TO PROVIDE AN UPDATE ON ANY OF THEIR COMMENTS VIA THE BULLETIN BOARD OR WHEN THE EASEL RETURNS.



Progress Report on the Building

Manager Update:



The old sea walls were structurally damaged. The wall structure is being replaced, the work is underway and will be completed by July 31. Our new sea walls will be topped with the same decorative glass as on our balconies. Our structural engineer said that our sea walls are designed for protection of 100 year cycle

storms. Storm surges are not as great on the Atlantic coast as they can be on the Gulf coast because the water here is deeper. (Think of the wave effect caused by blowing onto a teaspoon filled with water versus blowing across a bathtub filled with water).



The building exterior will be waterproofed with 3 coats of paint. The first 2 will be protective layers, and the third will be decorative. During this work, those hurricane shutters which are not properly installed and thereby causing building water intrusion problem will be removed. The building's structural engineer will make that determination. Meanwhile, those residents who want their shutters removed should notify the building office of their wishes to make sure that their shutters are removed.

All 56 of our 30 year old roof exhaust fans were destroyed. They are now replaced with up to code fans providing greater protection for them from storm damage..

The new roof is currently water tight and up to code. There is additional work which will be completed in September after the building exterior is waterproofed and painted. However, building management emphasizes that although the roof work is not complete, our roof is watertight.



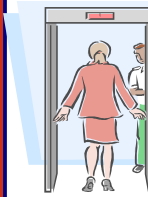
Replacing the planters is being discussed, flowers, hydroponix (waterless) even cabanas have been mentioned for the promenade. No decisions at this time.

It is up to the unit owner to remove all items on their Balcony prior to a Hurricane and to completely remove all items if you are leaving for the Summer.

The Management will survey the building. If we find items on your balcony and in the interest of safety, we will enter your unit (as we consider this matter an emergency) and clear off all items. If we do not have a key, we will change the locks at the owners expense (Docs require a key left in the office) The charge for this service will be \$60 per hour per worker, and this fee will be added to the unit owners maintenances fees as a service provided.

We will begin painting the building shortly. Part of the scope of work is to pressure clean the building. It is highly recommended that you seal your windows from the inside and remove items of value off or near the wall when pressure cleaning occurs on your side. Be on the safe side in the event that there are any stucco cracks close by causing potential water intrusions.

The new generator requires certain environmental conditions and is being tested for compliance. It is a work in progress. The old generator failed as it depended on city water as a coolant. The generator will provide sufficient electricity to run **ALL** elevators in our building including office and lobby phones and the emergency hall lighting on each floor. It is equipped with a sump pump to keep water away from the generator. It will be chemically cooled rather than depending upon unreliable city water. Reminder– even though the generator will support the elevators, the elevators are turned OFF just before a storm and are not operational until checked by staff.



Assessment update.



The cost of hurricane Wilma has been far reaching and the Board is feverishly trying to negotiate reasonable contracts for the stucco repair of the building and the replacement of pavers on the pool deck and promenades. Both are unknowns as stucco damage will not be determined until the building is prepped for painting and as for the pavers, we have to see how many have been damaged and how many of the existing ones can be salvaged.

Shutter removal is another potential expense as our insurance carrier, QBE, wants the entire building up to code. This means hurricane protection for all common areas that includes compliant windows AND shutters. The Board is waiting for estimates from shutter companies to see if we can afford to do the entire building. Currently they are waiting to get further direction from QBE..

The Board is trying to keep it at about one half of our last assessment, but until we get final figures on the stucco repair and paver replacement, they cannot give us a firm figure..



Once approved and weather permitting, the painting will take 90 work days to complete..

Good things come to those who wait!



Progress in the making!

Meet your Neighbors



After 24 years in the work force, PDM resident Dianne Ennis experienced the downsizing of her firm and let no grass grow under feet. She and her son, Bill, took the plunge and opened the Patio Haven in Wilton Manors. They have had a great response

from the public in their opening weeks.

Congratulations and good luck , Dianne.

Another shop owner residing here at the PDM is Cynthia Kounaris who owns the Victoria Bridal Couture on Las Olas Blvd. Her years in the business world was diverse and challenging. From Wall Street to Investment banking to the IT sector and now an owner of her own retail shop. She did her own personal "downsizing" and found something more to her liking in having her own personal challenges. She owes much of her success to her inherited staff from the previous owner of the shop.



Continued Success, Cynthia!

In the **OOPS** department we listed our Newsletter email address incorrectly. The correct address for feedback, suggestions, comments, achievements, happenings, photos et al can be sent to: playadelmar@gmail.com This site is privy to the News staff only.

All suggestions with merit can benefit us all so we hope that the Newsletter Suggestion Box in the mail room will generate some interesting ideas from the residents.



Let's keep it fun and personal by taking part and sharing information with your neighbors.

Tid bits

Wheel Chair Policy?

We have one wheel chair in the front storage area for temporary use. Should a resident be in need of it within the building for getting up (or down) to his or her apt. or out to a vehicle, simply request it at the front desk. Please, provide your Apt # and sign it out . It is never to be kept over night or removed from the property as others may have a need for it. There is also a walker and a cane donated by residents for the same purpose.



Courtesy Corner

- Do not shake carpets or sweep/mop anything off your balcony. Notify your housekeeping staff.
- **Return beach chairs to designated areas.**
- Return shopping carts to the garages
- No smoking in the building or on the cat walks.



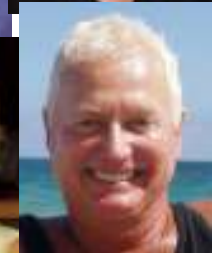
Refuse Doors Locked?

It seems that private contractors were filling up the dumpster and the room with discarded appliances and contracting debris. By locking the doors, it allows us to control the "dumping" of excessive and unauthorized refuse and to save on our cost of disposal and pickup by our vendor.

IDENTITY THEFT!

A recent letter to our Board President relayed concerns of potential identity theft with mail discarded willy nilly in the mail room. A word of caution to our residents to be mindful of what they deem as "junk mail".. Remember the old saying, "Some people's junk is someone else's **TREASURE**"!.

Your Newsletter Staff



**Harriet, Rich,
Phyllis & Lance**

If you see us around, say hi and give us your input.

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.

Galtmile.com

Try the above address to access the PDM website and others on the Galt Mile.

There is a wealth of information here for you!

QUOTE OF THE DAY

Success is not the result of spontaneous combustion.

You must first set yourself on fire!