

PRESIDENT'S CORNER



I am happy to report to my neighbors on the progress we are making at PDM. Our focus continues on the short-term and long-range projects that the board has identified. These are priority items for our building and owners: finding a solution to the balcony paint issue (we are working on reaching a solution and owners will be advised if and when it is reached); concrete restoration of the exterior of our building; the pool deck; and the 40-year inspection of the structural and electrical systems of our building. All these are important and require ongoing attention.

Other issues require our attention. The board decided to change security companies. The current company has failed to address many issues we have raised with them and there continues to be a high turnover of guards in our building – mostly coming from dissatisfaction with pay. We are losing good people. The new company is called Elite Guard. All current guards will have the opportunity to apply for employment with the new company, and we are hopeful some of them will be able to remain at PDM. The new company takes over February 6 and offers many more services and better wages to the guards. The cost is within the 2012 budget approved by the board and is not an increase over what was proposed by the previous company.

Good things are happening at PDM. The fire inspection was a first – first time without deficiencies. Special thanks go to Tania Gonzalez, our building manager and her staff for a job well done. The committees are formed and working – we still have room for more volunteers. The committees are holding open meetings – and owners are attending these meetings. The new year promises to be a great year for PDM – and an opportunity to address some long-term lingering structural issues that have been ignored in the past.

On a final note, I am pleased to have served as president since mid-July, and should the board want me to continue in that capacity after the annual meeting, I would be honored to serve another term as president of your condo association. As we learned over the past year, it IS IMPORTANT who you elect to serve on the 7-member board of directors for PDM. It is equally important who they elect as president. Owners should not take their votes lightly. They should vote for the best candidates for the board – three will be elected at the February 28 meeting.

I also call for an open and free election, without harassment, bullying and pre-marked ballots. We have had too much of

that in the past. Owners should be able to use the common areas without being attacked by candidates or campaign managers badgering them for their vote or ballot. You should have the opportunity to talk freely with your neighbors, read the candidates resumes, and attend candidates' night (yes, there will be one this year) to help make your decisions. **This election is as important as any you will vote in this year. Don't give away your vote.**

I look forward to seeing many of you at the owners' meeting February 28. Please don't hesitate to contact me if you have questions or ideas on how to make our home better.

—Ray Garcia, PDM President

ANNUAL FIRE INSPECTION – A-OK

Playa del Mar passed its annual fire inspection from the City of Fort Lauderdale with flying colors – for the first time in many years. Each year, the fire marshal's office does a complete inspection of the building – to see if there are any code violations or areas that need immediate attention. In a building this large, there are many areas that need inspected and must pass. If you were in residence, you heard the fire alarm being “tested” all day.

“The final report from the fire inspector was excellent – no deficiencies in the building,” stated our president, Ray Garcia. We passed and are good for another year. In past years, there were many deficiencies listed – a long list – that needed attention. Under the previous president, those lists were ignored by the Association until the fire department became very angry and fined the Association \$5,000 for failing to comply.

In his final report, the fire inspector stated, “I need to mention that the Management, your new Engineer, and maintenance staff are doing a great job. I don't remember ever having a better inspection at your building.” (Signed) Patrick Gillis, Captain, Fort Lauderdale Fire Department.

Congratulations to Tania Gonzalez, our manager; Michael Hickman, Special Projects; Roberto Flores, our Maintenance Supervisor; and all the employees in the maintenance department on a job well done. Keep up the good work!

REMEMBERING

At the end of the year, we pause to remember all our friends and neighbors at Playa del Mar who passed away this year. May our memories of the joy and happiness they provided us each day be everlasting.

FROM THE PROPERTY MANAGER'S DESK



I want to first wish all the residents of Playa del Mar a very Happy and Healthy New Year and welcome all the new residents that are celebrating their first New Year with us.

As mentioned in the previous newsletter we completed many maintenance projects in the past year. The garages are much brighter with the new fluorescent lamps and leaking pipes have been replaced and all freshly painted in the lower garage. The striping has been redone and the fenced areas in the lower garage have been covered with new screen and looks neat and clean. Also all the Playa del Mar shopping carts have been cleaned, metal painted and wheels replaced and the cart card holders were repaired. We have started to clean, prime and paint the catwalks and stairwell exit doors in the North Tower and will continue with the center and South Tower .

As most of you know we had a problem with elevator #1 where a hoist rope snapped and the elevator was out of service for close to two months because parts had to be ordered and all the ropes replaced with new ones. After they completed the repairs we asked them to check all our other elevators to make sure all the ropes and other components are in good working order. They bought a special tool for this purpose and tested all our other elevators and all passed the inspection. This year we have many projects in mind and I will be keeping you up to date as they develop at our Coffee with the Manager monthly meetings which we started having last year. I would also like to remind you that the staff and I are always available to respond to your concerns regarding Playa del Mar.

—Tania Gonzalez, Property Manager

“COFFEE WITH THE MANAGER”

Balcony floor replacements – Enough residents have signed up to have their balcony floors replaced (needed 50). However, no balcony floor can be completed until the issue of responsibility for the peeling paint on the balcony rails is settled with SPS.

Pool deck – Many owners present (and by email) complained about the condition of the pool deck – especially how bad it looks since being painted (paint is peeling and holds water that turns into mold), the furniture, and sparseness. All the older pool furniture (on the Promenade Deck) has been repainted and some of it will be moved to the pool deck. Some greenery (that was planned for the North Deck) will be moved to the pool deck. The new Decorating/Landscape Committee will look at options for improving the pool deck. No action will be taken without an overall plan and owners' input into the final decision.

Building concrete restoration – The board will approve a contractor to start the concrete restoration on the outside of the building. It is estimated the project will take between

20-30 weeks (yes, scaffolding and work around our building). This is the first priority of the board. Almost daily, we find new cracks or more water damage.

Hall carpet – The question was raised about replacing the hallway carpet. It is in the five year plan for the building, but other pressing issues (concrete restoration, cement cracks and the 40-year inspections) will take priority.

40-Year inspection – The board plans to have an engineer review the 40-year inspection requirements and complete the upgrade to pass the inspection prior to receiving notice of the actual inspection. That way the building can be repaired over the next three years – and not under the pressure of a failed inspection.

Coffee with the Manager occurs monthly—as a way of communicating with owners and allowing them to ask questions and get answers

DID YOU KNOW?

Preferred Vendor List A list is available from the PDM office of contractors who have done work for owners, who have been satisfied with their work and price. PDM does not recommend plumbers, electricians, carpenters, tiling companies, etc., however, you can start with the names of companies your neighbors have used. If you have an excellent experience with a vendor, share that information with the office. The same goes if you have a bad experience.

Dryer Vents Make sure your vent to your dryer is clear of lint. It's a good idea to remove the vent hose and check to ensure it is not clogged. Vent hoses that do not function could catch fire – one of the first signs of trouble is moisture in your dryer. If you don't feel comfortable doing this task, please have a contractor check it for you. Safety is everyone's concern.

CALENDAR

LITTLE GREEN MARKET, at 5443 N. Federal Highway, Ft. Lauderdale. It is open 7 days a week from 10:30 AM to 6:30 PM Mon-Sat, 10:30 AM-4 PM on Sun. 954-492-0075

CORAL RIDGE OUTDOOR GREEN MARKET is located at PLAZA 3000 at 3000 N. Federal Highway (US 1) in FT. Lauderdale. It is opened year round on Saturday, 9 AM-3 PM 954-426-8436

MARANDO FARMS is located at 1401 S.W. First Ave, downtown Ft. Lauderdale. It is opened 6 days a week 9 AM-4:00 PM, closed Wednesday 954-294-2331

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January 31 – Presidential Primary in Florida and primary for Mayor of Fort Lauderdale

March 13 – Election for City Commissioner – District 1 (our district)

April 28-29 – Fort Lauderdale Air Show

NEW IN-HOUSE MAINTENANCE PROGRAM INITIATED

The board approved, at its November meeting, a new In-House Maintenance program whereby residents can make work requests for minor repairs in their apartments. Ray Garcia, board president, stated, "This will provide residents an opportunity to get those small jobs done – without paying big bills for a vendor to make a service call before doing any work." The program was proposed by board member Fred Nesbitt, who made a PowerPoint presentation on the details at the board meeting.

All requests for in-house maintenance must be submitted to the management office. No maintenance or association employee can accept written or verbal requests for in-house maintenance. The costs for a work request will be based on time required to perform the task. Materials must be supplied by the resident – PDM will assist in determining what materials are needed. Upon completion of a maintenance order request, the owner will be billed for the maintenance labor. A special form will be used for the in-house maintenance work orders. The office will provide estimates for anyone requesting one. All in-house maintenance will be performed Monday-Friday, during the hours of 9:00 am – 12:00 noon. Residents do not need to be at home while the work is being performed.

Rather than calling a vendor for routine maintenance, at a cost of \$100 or more plus hourly rates, residents can utilize the Playa del Mar In-House Maintenance Program. Based on time needed to complete a job, the labor rates are as follows:

- \$15 FOR UP TO 15 MINUTES (MINIMUM CHARGE)**
- \$30 FOR UP TO 30 MINUTES**
- \$60 FOR UP TO 60 MINUTES**
- \$60 PER HOUR AFTER 60 MINUTES (OR PART THEREOF)**

All labor costs are exclusive of materials required to perform the service.

The following are examples of the type of services that can be provided. In no case, will the work include tasks requiring a building permit from the city or county for such repairs (such as replacing a hot water tank, replacing an A/C unit) or construction:

- Repair faucet or toilet flapper or inside of back of toilet or wax ring or supply line
- Repair exhaust fan in ceiling or ceiling fan
- Replace A/C filter, clean drain lines and insert pan-tabs
- Repair wall hole or crack, repair cabinets or doors, replace receptacle or light switch
- Move furniture off balcony or close hurricane shutters (only during non-emergencies)
- Fix clogged drain or repair disposal
- Paint small areas (such as bathroom ceiling)
- Change bulbs, batteries in smoke detectors or thermostats
- General and minor repairs

For owners not in full-time residence, the in-house maintenance program offers them caretaker services of watching their unit and performing the following tasks: check the A/C and replace filter, checking to ensure the A/C is working, checking for water leaks, and generally looking after the unit in the absence of an owner. The cost is \$30 per month or \$300 per year. The unit will be checked at a minimum of once per week – more often if the building water is turned off, there is a power outage, or other issues that could affect the unit.

The goals of the in-house maintenance program are twofold: 1) provide a service to residents, 2) break even so there is no cost to the Association. The program will be in existence for one-year – 2012 – and then evaluated at the end of that year to determine whether or not to continue it. Applications forms are available in the management office.

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GOINGS ON THE GALT

GALT'S NEW FIREHOUSE The Galt Mile Community Association recently met with Mayor Jack Seiler of Fort Lauderdale. He said that work will begin in 9 months on a new firehouse which will replace the old one in about the same spot near the intersection of A1A and Oakland. When the new firehouse is opened the old will close.

CRIME ON THE GALT Mayor Seiler also said that although crime is up in Fort Lauderdale, as with the rest of the country during this recession, the Galt crime rate has remained at very low levels, thanks, in part, to our private off duty police patrol. But, our Galt association president said that this patrol has reduced hours of coverage on the Galt because 3 buildings have stopped contributing money. Our building is one of those 3 buildings.

The Galt association president said that there is a website www.raidsonline.com which contains a map of crimes in the USA. You can click on the map until you get to Florida, Fort Lauderdale then the Galt. The map is updated every workday and does not include incidents of rape nor domestic violence.

FORT LAUDERDALE IN GOOD SHAPE The mayor also said that Fort Lauderdale is in good financial shape, with no layoffs necessary to balance our city's budget. Beside a stable income, he pointed out that cost savings helped the city. For example a new recycling program saved the city 30% in garbage disposal costs.

Also, Playa del Mar has been the first condo on the Galt to work with the city on a recycling program. Other buildings will join in based upon our experience. So far our building reduced its waste removal yearly cost by 30%. Our annual cost is \$54,000.

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GOINGS ON THE GALT *(cont'd)*

GALT MILE HOMELESS The president of the association said that the number of homeless people sitting on benches on the Galt has increased. He said that the police found that one homeless person actually owned a house in Coral Springs. Another long time regular homeless man had been given an apartment and social security payments through social services. However, he continues to sit on the Galt benches. The police and the association estimate that a Galt bench sitter can earn \$100 to \$150 a day cash. And, police said that the generosity of the Galt residents has attracted both the homeless as well as the opportunist to our street. There are many organizations in our area that assist the homeless, including Broward Partnership for the Homeless – which is supported by the City of Fort Lauderdale, Broward County Government, and Broward County Public Schools - <http://www.bphi.org/index.shtml>

NEW INSURANCE PROBLEMS FROM FEMA FEMA, which collects all premiums on flood insurance in the USA, has changed criteria for flood insurance for the Galt and the rest of the USA,. Currently our building has flood insurance but not individual units. Under this new criteria set to be implemented December 2012, each condo unit will need flood insurance--which will mostly effect new buyers trying to get a mortgage. One association member said he could not imagine a 200 foot wave hitting his 20th floor unit, but FEMA does.

The yearly premiums for flood insurance on a individual condo unit would range from \$2,000 to \$6,000 an amount which could discourage potential buyers. However, many buildings on the Galt such as ours could be grandfathered into the old FEMA criteria. Our Fort Lauderdale Commissioner Bruce Roberts will be working to see this happens. Our building will work with our insurance broker Wells Fargo to not only stop flood insurance increases on our building but also to notify the insurance brokers network and mortgage banks that we are a grandfathered building.

However, this situation is still unfolding. Stay advised by checking out the Galt Mile Association website www.galtmile.com.

A1A STARTS CHANGES The state highway department will begin repaving and improving A1A between Oakland Park Boulevard north to Flamingo Road (which is the beginning of Lauderdale by the Sea). The work is expected to begin in mid-April and could take up to six months to complete. This will include reducing the number of lanes from three to two and making other improvements.

BEACH RESTORATION Beach restoration for the Galt is now expected to begin sometime in 2013. The county is expected to review the plans at its February meeting and approve moving sand onto the beach late in 2013.

HOLIDAY FUND

This year, over 190 owners and residents contributed to the PDM Employees Holiday Fund. The employees gathered in the Ocean Lounge on December 20 for a holiday luncheon sponsored by the Association. After a great luncheon, employees were presented with holiday checks, showing the appreciation of the owners for the great job they do for us year around. The luncheon was organized by the Holiday Fund Committee – seen in the picture. The other picture is the employees who work in the building helping make PDM a safe and happy home for all of us.

We wish all the employees a prosperous new year and look forward to their continued employment. Board President Ray Garcia attended the luncheon and personally thanked each employee for their professionalism and courtesies extended to the owners and guests who live and visit our building during the year.



NEW NEIGHBORS

Welcome to our new neighbors at PDM:

- 210 Peter Cooper (Lease)
- 503 Eric Christensen (Lease)
- 608 Walter Anapol (Lease)
- 1014 Marvin Garber
- 1204 James Woulfe (Lease)
- 1614 Barbara Moylan (Lease)

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PDM SALES *(September-December 2011)*

\$230,000 3900 GALT OCEAN DRIVE 1014

(Information from the Broward County Appraiser's Office)