

## PRESIDENT'S CORNER



This year promises to be a great year for all residents at Playa del Mar. We have faced and solved many of the problems heaped on the new condo board from the past – but there remains much work to be done. All our efforts are not without

some obstacles, but that's what makes the job interesting.

The board has worked as a team, diligently addressing the structural and daily needs of our building. I have shared with you through my reports and pictures the problems we faced (the before pictures) and how we addressed each of these (the after pictures). I do that so you can see the progress we are making in your home. We face more challenges this new year.

I would have to say our biggest challenge is to complete the necessary repairs and preventive maintenance within the existing operating budget. So far, we have done that and have budgeted for 2013 with that principle in mind. When the new board reorganizes at the end of February, the first task will be to set the priorities for this year as it relates to building projects and maintenance. Many of you have suggested ideas to me and other board members – good ideas that have been implemented; others must wait until resources are available. No idea is a bad idea – unless it is one that is for the benefit of one owner at the exclusion of other owners. We are a community.

I ask for your patience as we address the many issues facing our building. Some you don't see, like the cracks in the concrete or steel beams on the roofs that support our cooling towers. Others are more visible, like the pool deck and north courtyard. The upcoming 40-year structural inspection is not exciting, however, if we fail, the repairs could be very costly if they have to be done under emergency conditions. You know it also costs more when there is an emergency – we are determined to avoid that.

For the past year, I have had the pleasure of serving on the board and as president. This February, the association owners will elect four board members out of seven – and that new board will set the priorities and direction of our home for the next year or years. I urge you to vote in the February 26th election, carefully consider the candidates, and attend the annual meeting. We have our building back on course, headed in the right direction, with unlimited possibilities ahead. Let's not derail that!

*-Ray Garcia, PDM President*

## FOOD AND WINE - ALL YOU CAN EAT AND DRINK!

Get ready for the first Galt Mile Wine and Food Festival. It will take place in the commercial parking spaces on the Galt Mile between 36th Street to the Greek Isles. That day 35th Street between A1A and Galt Ocean Drive will be closed to traffic. The deal is that you get to taste food and wine from many restaurants and wine stores without limit! The price per ticket is \$40 --if you order now-- or \$55 near the time of the event. **The date is Saturday March 2 from 4 to 8 PM.**

The Galt Mile Wine & Food Festival brings you face-to-face with those who have made their lives -- their craft. This is the time for you to dine, drink fine wine and experience A Seaside Affair! – a perfect way to spend your Saturday!

At this time 64 restaurants plus wine, liquor stores and distributors have already signed up. There will be over 40 fine artisan wines, craft beers and spirits with food pairing. Also featured will be live music and great artwork and other items for sale at the Retail Bazaar and Market Place section of this event.

Providing this culinary, drinking and entertainment delight will be most of the restaurants, wine and liquor stores, art galleries and other businesses on the Galt and North Beach business center as well as the rest of South Florida. Not only will you be able to taste food prepared by the top chefs from South Florida, they will teach you how to make some of their famous dishes. Among these chefs is executive chef Steven Acosta at Il Lugano's da Campo Osteria's.

The organizers of this event have successfully developed the five-year old Boca Raton Wine and Food Festival -which gets some 5,000 people attending -- and the newer two-year old Deerfield Beach Wine and Food Festival which is up to 2,400 attendees. It is anticipated that 1,800 people will attend our first Galt Mile Wine and Food Festival.

Read more about this event and buy your tickets online at either [www.galtmile.com](http://www.galtmile.com) and click on Inaugural Galt Mile Wine and Food Festival on the left column or go to the site [www.galtmilewineandfoodfestival.com](http://www.galtmilewineandfoodfestival.com) or call 561-338-7594.



## 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

First, I want to wish everyone a very happy and healthy 2013. We have done a lot of work this past year and have plans to do much more because as you know there is no end to preventive maintenance.



The fountains were completed and we added additional lighting to illuminate the cascading water. The expansion joints at the North and South garage entrances have been repaired and the leaks into the lower garage have been eliminated. We have repainted the pool deck pavers and replaced the plants that were wind burned. The North courtyard has been repainted and plants were added also. The promenade deck is being painted now and will be done shortly. The front entrance and exit sinking pavers have been repaired and now we will clean and reseal them. The building front entrance pavers have already been stained with a sealer.

The concrete restoration project that was to begin on January 7 was delayed but we should be moving forward with it shortly to have it done before the rainy season starts.

The Coffee with the Manager meetings will continue every month as it is a great way for us to meet and discuss any issues and ideas you may have. Notices will be posted in the mailroom with date and time monthly. You may also come by the office anytime or contact me by phone or email.



• Tania Gonzalez, Manager

## RELAY FOR LIFE – JOIN THE PDM TEAM



**Relay For Life** is the signature fund raising event for the American Cancer Society. Relays are held nationwide and overseas, and have raised close to \$400 million. Teams come together and walk in the fight against cancer. The Relay honors cancer survivors with a Candlelight ceremony using luminarias to memorialize those we've lost to the disease and also those who have survived.

Playa del Mar has started a team that will be taking part in the RELAY FOR LIFE OF AIR & SEA on June 1 at El Prado Park (4500 El Mar Drive) in Lauderdale by the Sea. We are looking for residents to join the PDM team. The American Cancer Society will also be meeting with the presidents of all the condos on the Galt in the hope of getting a team from each of the 27 buildings.

Informational flyers will be available in the PDM mail room. For more information on the Playa del Mar Team or make a donation to your team, please visit the website: [www.relayforlife.org/airandseafl](http://www.relayforlife.org/airandseafl) -- and go to the Playa del Mar team. For additional information or to join a team or to purchase luminarias, contact any of the team captains: Arthur Koppelman (561-443-6753), Susan Schomer (954-566-7001) or Suzanna Leiper (954-562-7307).

## IN-HOUSE MAINTENANCE PROGRAM RENEWED

The board voted unanimously to continue the in-house maintenance program that began a year ago. The program enables residents to have maintenance staff perform small repairs in the apartment and pay for those repairs. It also provides for apartment-sitting when snowbirds are gone for the summer months. The cost is minimal and the survey of owners showed satisfaction and support for continuing the program.

When it was created, the in-house maintenance program had to meet two criteria: had to be used by residents satisfactorily and had to pay for itself. Last year, 39 residents used the in-house maintenance services and gave it a very satisfactory rating. The revenue generated was \$2,048 vs. a cost to the association of \$455. With these two pieces of information, the board voted to make the program permanent. If you need this service or have questions about the service, please contact the management office.



## GO GREEN COMMITTEE

PDM received an award from the City of Fort Lauderdale's Green Your Routine Program. The award is displayed at the Lobby Desk. Linda Eidingler attended the award ceremony held at the Science and Discovery Center of Fort Lauderdale and also received a check for recycling at PDM in the amount of \$315.

The Go Green Committee also met on January 15, 2013 to discuss future savings to PDM by reducing our energy costs. The annual electric costs for PDM's common areas is approximately \$250,000 annually. The committee presented a prioritized list to the board to consider the following items that would significantly reduce the annual costs.

- Replace all 4 lights with LED bulbs on the elevator lobbies in the main tower
- Replace all awning lights with LED bulbs
- Garage lighting replacement
- LED lights on cat walks
- Elevator LED lighting
- Replace A/C thermostats in hallways with programmable ones
- POM Power Guard - review Proposal
- Variable speeds on all motors

### Other Recycle Issues

- Bin in lower garage for used fluorescent tubes
- Blue recycle bin in the Ocean Lounge

The Go Green Committee would like to thank all residents who are using the ONE BIN recycle bins in the lower garage. The building has added 4 more bins due to the increase of recyclables.

**Reminder: Recycle bins are in the mail room, the Pool, the Beach, and the North and South BBQ areas.**

**REMEMBER: Reduce – Reuse – Recycle**



PDM Treasurer Fred Nesbitt accepts the 2012 Green Your Routine Award from Linda Eidingler, chair of PDM Go Green Committee. The award recognizes our building's commitment to and support of recycling. The award is from the City of Fort Lauderdale in recognition of America Recycles Day, November 15, 2012.

## WELCOME TO OUR NEW NEIGHBORS AT PDM:

- #210 Vincent & Helen Solano
- #307 Ronald Cara & Carlos Campoy
- #2415 Mark Curtis & David Furtado
- #2905 Johnnie & Pamela McKean

## MARK YOUR CALENDAR



**February 26** – Playa del Mar Annual Owners Meeting at 7 pm, Ocean Lounge

**March 2** – Galt Mile Wine and Food Festival from 4 to 8 PM on the Galt Mile

**April 20-21** – Lauderdale Air Show on the beach

**April 29-May 6** – Fleet Week in Fort Lauderdale

**June 1** – Relay for Life in Lauderdale by-the-Sea at El Prado Park from 6 AM to midnight

## CONDO BOARD MEETING – JAN 24

All members present except Mike Demonia and Millie Fox absent. Reports were presented by President Ray Garcia and Treasurer Fred Nesbitt. Ray referenced the recent mailing to all owners on the projects of the board has worked on – Fred reported that budget revenues were higher and expenses lower at the end of the year.

Attorney Kerstin Henze, Kaye, Bender, Rembaum law firm, presented the Division of Condominium's response to a challenge to the prior board hiring Michael Hickman to work one day per week for the association. The division found that of the two allegations, no violation of Florida law occurred and the issue was dismissed. The board then changed legal counsel and designated Kaye, Bender, Rembaum as the official legal counsel for the board.

In other matters, the board voted to renegotiate the Comcast contract, which expires in November 2013. The in-house maintenance program was made permanent (*see story in PDM newsletter*). The board passed a resolution stating its opposition to giving the Army Corp of Engineers a permanent easement to our beach. PDM will be joining all the buildings on the Galt to prevent this from happening and losing our private beach rights. Last, the delays in the concrete restoration were discussed and the board is working on an alternative plan to get the work started quickly. The work on the south cooling tower continues as more cracks in the concrete are identified.



## GOINGS ON THE GALT

**FT. LAUDERDALE/HOLLYWOOD AIRPORT AND PORT EVERGLADES UPGRADE:** Our Fort Lauderdale city commissioner, Bruce Roberts, provided an update on projects in our city. The new runway at our airport is under construction will cost about \$1 billion. It will increase the number and size of aircraft using our airport. The terminals are also being expanded to handle the increased traffic. Our airport currently has an employee impact of 36,000 people, and an economic impact of \$2.3 billion. It is currently the 26th largest airport in the USA servicing 21 million people yearly.

Port Everglades is being deepened and a new 2 1/2 mile rail spur is being built to link Port Everglades to the main rail line. Also, terminals and cargo handling facilities are being expanded. This project is undertaken to get ready for the larger ships which will start arriving via the deepened Panama Canal in 2014. This project will cost under \$1 billion. The current depth of the port (before this project) makes our port the deepest in the United States Atlantic Ocean south of Norfolk, VA.

All of these projects are funded not by us taxpayers but by enterprise bonds and will be paid off by the airport and Port Everglades future stream of increased revenue. Right now these projects are putting over \$2 million a day into our economy creating 2,000 new construction jobs plus indirect job creation. And when complete, our new port facilities will be one of the first to handle the larger ships passing through the deepened Panama Canal, making our port the 8th busiest in the USA. Currently approximately 160,000 Florida jobs are impacted by the port, including 11,400 people who work for companies that provide direct services to Port Everglades. Those jobs will increase with the port expansion.

**EXPRESS TRAIN UPDATE:** The new semi-bullet train from Fort Lauderdale to Orlando via Palm Beach is expected to be operational in about 2 years. The City of Fort Lauderdale is already working on the passenger train station. Holding up the project has been planning and building a rail spur into Orlando along the Bee Line Highway. But, that work is finally underway. .

**BEACH EROSION FROM SANDY TO BE FIXED:** Emergency beach repairs will begin this month for parts of the beach where A1A was washed away north of Sunrise Blvd. Structural work will be undertaken and 50,000 cubic yards of sand will be hauled from around the Point of America buildings by Port Everglades to this part of the beach.. (Lots of sand down there was originally on our beach up here). However, this will not impact the beach restoration of the Galt. Our work is still scheduled to begin November 2013.

**MISCELLANEOUS FROM THE GALT:** Traffic lights on A1A and 36th and 34th Street are out of sync and causing minor traffic delays. There is a plan to adjust these lights soon says Commissioner Roberts. He also will have the city look at fixing the sidewalk opposite CVS Pharmacy on the Galt Mile sidewalk. The roots of a tree are lifting up the sidewalk and could cause one of the many Galt pedestrians to trip and fall.

Members of the Galt Association thanked Commissioner Roberts for finally fixing the blinking traffic light at the turn into Winn Dixie on the Galt Mile. It took several months, but it got done. Some members complained about broken glass on the bike lane on the Galt Mile which is causing bikes to get flat tires. This is the result of construction workers dumping refuse in containers in those lanes. Commissioner Roberts will see if the city has equipment to sweep that bike lane clear of the glass.

A rash of car break-ins on the Galt Mile commercial parking areas occurred in December. Many of the stores along the Galt have outside cameras. One store near the Sly Fox has a full face photo of the thief and detectives of the Fort Lauderdale police department are in the process of identifying him. Our commissioner and Galt Mile police captain will keep the Galt Mile Community Association updated on this situation.

For much more news about the Galt check out the Galt Mile official site at [www.galtmile.com](http://www.galtmile.com).

### PDM Sales (November 2012 – February 2013)

3900 GALT OCEAN DRIVE 210	\$375,000
3900 GALT OCEAN DRIVE 307	\$395,000
3900 GALT OCEAN DRIVE 2415	\$420,000
3900 GALT OCEAN DRIVE 2905	\$350,000

(Information from the Broward County Appraiser's Office)



### PLAYA DEL MAR ASSOCIATION 3900 GALT OCEAN DRIVE FORT LAUDERDALE, FL 33308

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