



Playa del Mar Newsletter



Playa del Mar

Volume III
Issue 2

APRIL 2008

BOARD ELECTIONS 2/26/08

Owners cast 234 ballots to elect a new board. Once again, the election was overseen by representatives from the State of Florida, at a cost to owners. The winners are:

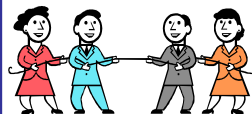
Bob Boffa Mike DeMonia

Fred Nesbitt and Carolyn Kervin.

Mike DeMonia resigned from the board within minutes after the election results were announced and board officers were selected. Mike contributed much to our building in the past year by overseeing our construction work.



One day after the election, board member **Grace Antonello** also resigned.



The current board members and their positions are as follows:

| | |
|------------------------|-----------------------|
| Bob Boffa | President |
| Dan Lecht | Vice President |
| Fred Nesbitt | Treasurer |
| Annette Gamburg | Secretary |
| Carolyn Kervin | Director |
| Diane Ennis | Director |
| Mildred Fox | Director |

Editors Note: See update on page three column two regarding recent appointees filling the two vacancies.

BOARD MEETING OF 2/19/08

INSURANCE COSTS RISE



Annually, our insurance bill for the year arrives several months after our budget is approved. Our board recently was notified that our wind policy with Citizens would increase by \$175,000 for 2008, and yes, several months after our budget was approved. Our **Board President, Bob Boffa**, explained that the board was in negotiation with Citizens to reduce this amount.

One approach considered in order to lower our premiums was to increase our deductible. Another approach would be to consider self insurance with other condos in the area. (Ed note- The result of the negotiations was explained in a letter Bob Boffa sent to owners on March 24 in that the wind insurance premium increase is now only \$15,000 over budget. He explained in that letter, this amount is very small when our entire 2008 budget of \$2.8 million is considered).

A question was raised to the board about the progress in getting an insurer other than Citizens (which is state run) to provide our wind coverage. Private insurers charge less than Citizens. Previously, quality insurers (QBE in particular) required up to code windows or shutters installed in all units prior to their coverage. However, Bob explained that the requirements have changed, and private insurers are now requiring sprinklers in all common hallways along with up to code windows or shutters in units. Bob said that installation of sprinklers could cost the building around one million dollars. So, at this time, the building will most likely remain with Citizens for wind insurance.



In an effort to minimize costs and labor, we are asking those with Internet access to avail themselves of the Newsletter on our PDM website at: [..www.playadelmar.net](http://www.playadelmar.net) Once there you can read not only this issue but all back issues as well. Also, you can “surf” the many links offered to residents of the Galt Mile. There are links to local culture such as theaters, the Galt Mile Community Association, Broward County, Fort Lauderdale, State and Government agencies. Even bus schedules!! There is a WEALTH of information at this site. Send your email address to the PDM office or mail it to playadelmar@gmail.com. Your Newsletter is now available via email, on our website and posted on the bulletin board in the mail room. Mailing costs of the Newsletter is becoming very expensive. Please help us to reduce the costs by submitting your email address. Thanks

BOARD MEETING APRIL 8, 2008

OUR COMMISSIONER SPEAKS

Guest speaker, **Commissioner Christine Teel** of Ft Lauderdale discussed local issues concerning the Galt Mile area.



The intersection of AIA and Galt Ocean Drive near Oakland continues to be dangerous and the scene of many accidents. The problem is that drivers going south on AIA see the traffic light at Oakland and not the light at the



Galt and AIA intersection. Traffic lights on AIA are under state, not local control. Until the state fixes the problem, all drivers coming off of the Galt onto AIA should proceed with caution and look to their right for oncoming traffic heading south on AIA. (Ed note- **Commissioner Teel** did not say what she is doing to get the attention of our state's Department of Transportation to fix this problem).

The parking meters on the other side AIA in the shopping area which is bordered by Walgreen's and the Post Office, no longer need to be fed quarters until midnight. The cut off time is back to 6PM. Commissioner Teel also said this area will get new lighting and decorations around the entrance.



Some sidewalks on the Galt have shifted due to age, causing cracks on the sidewalk. They are being sanded down so folks will not trip. This work should be completed shortly. **Teel** asks that all who walk on the Galt to be very careful.

Residents of Ft. Lauderdale can buy a \$5 parking card which provides unlimited parking for one year along most beach areas street parking as well as Ft Lauderdale's South Beach parking lot (which charges \$6). This card will work only in those designated areas and for meters which use a credit card. It can be obtained online at the Ft. Lauderdale website, or at the municipal building downtown.

The condos on the Galt did an outstanding job in the recent food drive, said **Teel**. Our building contributed 345 pounds of food. Six tons of food was collected on the Galt alone. Let's see if we can reach a higher contribution next year!

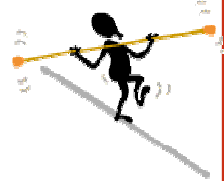


Commissioner Teel was asked to comment on the LNG deep water port about to be built 8 miles off of the Galt. She said she supports it and was surprised that work had progressed so fast. (Please refer to full story on the LNG deep water port included with this newsletter).

TREASURER'S REPORT

Our new **Treasurer, Fred Nesbitt**, surprised a few owners with a new accounting report which covered the first two months of this year. At this time we appear to be in good shape with a \$7,637 surplus.

Fred said that one problem area in our 2008 budget is our legal expense. He said that in just 3 months of this year our legal bills hit \$10,000- which is the entire budget for legal expense for all of 2008. 70% of the legal expense was caused by 4 owners. Those owners were Mark Stern, Pat Price, Shirley Stephenson and Grace Antonello. He said that legal bills alone from Mark Stern's lawsuits against our association totaled \$4,950, which equals almost half of our legal budget for the entire year. Fred said that Mark had 3 lawsuits against the building, all concerning his recall from the board last year. Two of these lawsuits have been dismissed so far.



FIXING OUR DECKS AND BALCONY RAILINGS

Board President, Bob Boffa said that SPS has finished re-coating the outside visitors' parking deck. Next, the roof over the canopy at the entrance of our building will be repaired. SPS had damaged it when resurfacing the front of our building. SPS will then fix all of the balcony and catwalk railings which are peeling. All railings in the building were inspected a few months ago and peeling locations were identified. This repair effort will take about one year.



The contractor will access owners' railings via their units. Residents will be notified in advance of the repair of their railings through the business office.

All of the corrective work which SPS is performing is at no cost to the owners. SPS is honoring their warrantee of workmanship. Upon completion of all corrective work in our building, the board will release the final payment to SPS of around \$200,000, which is now held in escrow. Bob said SPS has been very cooperative in doing this corrective work so far, and he is pleased with them.

Thank you to all the residents for their cooperation and understanding during the repair to the outside visitors' parking deck. Anyone still in a temporary assigned space is asked to return to their own deeded space. A survey and updated file will be provided to security to provide additional protection in our garages.

Stop by the office to pick up your new parking decal. These are to be placed inside your lower front right windshield rather than on your bumpers.

PDM CONDO KENNEL?



Bob Boffa said that there has been a misunderstanding about our House Rules regarding dogs. (Ed note-Several years ago, a former Board President, in a somewhat informal and unofficial remark, questioned the enforceability of our building’s rules regarding dogs at a Board meeting. That appears to be the root of the confusion). The legal issue centers on the wording within our building’s documents which authorizes the board to establish and enforce such rules.

Bob said that due to a misunderstanding or questioning of the board’s legal ability to enforce the House Rules regarding dogs, some owners, and even renters, have brought dogs into the building. As a result of this increased dog population, problems have emerged in the form of complaints and threatened lawsuits.

Bob said that the misunderstanding about our building’s rules has resulted in a challenge to the board’s legal ability to enforce these rules. These challenges come from owners who are eager to sell their unit and residents who have become annoyed by dogs either barking, or dirtying our build-

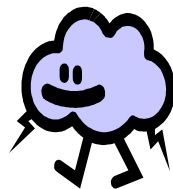


ing’s common spaces. Bob also noted that real estate brokers are making the situation worse by advertising that our building permits dogs. (Ed note- there is only a one condos on the Galt, and for that matter, only a few in the Ft Lauderdale area, which permit dogs. So, in a tight real estate market, it is easier to sell a unit which has no dog restric-

tions).

Bob went on to say that laws and court rulings in Florida make the association liable for personal injuries because of a dog attack—in addition to the dog owner’s liability. Dan Lecht, the Vice President of the Board and a dog owner, took exception saying that the building would be liable for a cat attack as well, and asked that dog owners not be singled out.

Bob said there are legally two alternatives for the board to choose from to resolve the cloud over the board’s legal ability to handle the dog issue. One way was to let the



courts decide via a lawsuit if the existing docs permit the board to ban dogs from our building. (The lapsed time involved for the court case to be heard, along with possible appeals, could be years). The second was to amend the buildings documents immediately so that there would be no legal question about the

board’s powers in this situation regarding a ban on dogs.

Bob asked for owners to indicate their opinion by a show of hands if they were in favor of waiting for a court decision, or amending our building’s documents immediately. Most owners supported amending the building’s documents immediately to further clarify the NO DOG rule.



The amendment to our building’s docs will require a vote by 70% of owners in attendance of a legally called meeting. The voting information will be sent to all owners in a few weeks. Bob said that because of the confusion by owners regarding the building’s policy on dogs, our building’s amendment to the docs will grandfather all dogs CURRENTLY owned by owners but not renters, effective immediately. The docu-



mentation of dogs will require the PDM office to receive a current picture of the dog and a vaccination report to be placed in the owners files.

Bob emphasized that this issue does not apply to renters, as lessees were never permitted to have any pets whatsoever, including dogs.

EDITOR’S NOTE: A QUOTE FROM OUR RULES & REGULATIONS DATED 2004

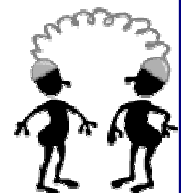
Regarding pets, our House Rules say **“Owners, Lessees, members of the immediate family guests, or visitors are NOT permitted to bring any DOGS onto or into the premises...”** Regarding

renters, the rules apply to all pets **“Lessees and visitors other than immediate family members of owners are NOT permitted to bring any pet onto the premises . **“No pets are permitted in the main lobby, lounges, library, pool or deck, and each lease of any apartment shall specify that no Lessee or visitor may bring any pet into the leased apartment unit, as a condition of approval of the lease.”****



APPOINTMENT OF NEW BOARD MEMBERS

Two people were appointed to the board to replace those board members who recently resigned. **Diane Ennis** replaced Mike De-Monia and **Mildred Fox** replaced Grace Antonello. Good luck to our new board members and thank you for volunteering!!! Looks like a good board connection! The successful operation of this building is no easy task and places a large responsibility on those that volunteer their time and expertise. Thanks to all past and present Board Members for all that they do on behalf of Playa del Mar..





Carol Muller would like to say thank you to all residents of Playa del Mar for the warm welcome she has received.

OPEN DOOR POLICY

Carol has met so many nice residents at Playa del Mar, please stop by the office and say hello. Playa del Mar is a friendly place to live and work. Thank you for your help and support.



COMMUNICATIONS

To enhance communications with the residents, the management office is updating resident phone numbers, e-mail addresses, and alternate mailing addresses. It is important that the office is aware of any contact information changes.

IN HOUSE MAINTENANCE SERVICE

All requests for work orders must be made in writing to the management office. Our maintenance personnel are retained for maintaining common and limited property areas and are required to carry out their daily assignments without interruption.

Emergencies, immediately call the office 954-561-0990 or security desk 954-561-5009.

BUILDING SPECIFICATIONS -

In response to unit owner requests regarding repairs to entry doors the Board has established Building and Common Area Specifications which are posted on the bulletin board. You may also request a copy from the office.

BUILDING SECURITY

Security and safety of the building are top priority. Residents should report all incidents to the security desk. The guards are instructed to investigate the problem and write up an incident report. It is important that management knows of all security incidents that occur even after hours. A follow up phone call will be made to all parties regarding the incident.



FOOD DRIVE

Playa del Mar collected 345.50 lbs. of food which was donated to the Cooperative Feeding Program.

POOL FURNITURE

Apparently our pool furniture cannot withstand the heavy winds. In an effort to add some weight to them, sand was placed into the chairs and umbrella stands to stop them from blowing into the pool and around the pool deck. This is being monitored by the vendor for a satisfactory resolution at no additional cost to PDM.



DECORATIONS

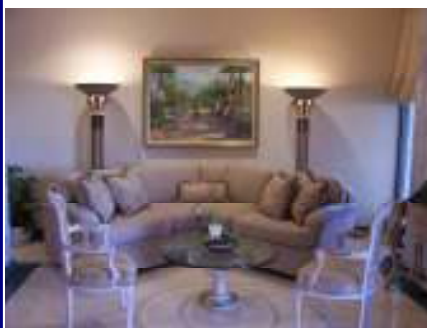
Joan Weinberg thanked all Decorating Advisory Board Members. She especially thanks board member **Annette Gamburg** for the many hours of hard work she is contributing to the decorating process of our building. The cost of decorations remains within budget and she promises, will stay in budget. (Owners have already paid for decorations through the budget reserves).

The outer lobby security is near completion. The furniture has been re-upholstered. The window treatments have been specially cleaned. The security desk and the exposed security camera wiring are next on the list of things to be enhanced.



The lobby wallpaper has been removed and the knockdown textured walls and painting have

been completed. Molding installation and painting will be done shortly. The accent color paint will be an off white. Most of the furniture in the lobby has already been reupholstered, and the original paintings have been rearranged for a "fresh" look without any additional purchase or cost.



The 2 lobby alcoves will be re-carpeted in a neutral color. New floral arrangements are being professionally designed to coordinate with our "up-dated" lobby renovation. The north wing lobby corridor is done. The south wing lobby corridor work will begin shortly.

OCEAN LOUNGE

The Ocean Lounge work is on hold until a water leak is fixed. The dance floor was to be replaced along with a new floor by the bar. The contractor has agreed to hold his contractual fee, and not change his rate, even though there will be a delay before work begins. The carpeting has been beautifully cleaned in the interim.

UPPER RESIDENTIAL CORRIDORS

In our residential corridors, installation of residential doors and baseboard moldings are complete in the north and south wings as well as the painting. That same work is now being done in the tower. The damaged refuse and stairwell doors are being repaired. Damaged corridor mirrors will be replaced. The replacement mirrors and floral arrangements in the Wings have just been installed. Damaged ceiling tiles will be replaced throughout the building.

A BIG THANK YOU

Joan thanks residents for supporting the decorating effort. She said the positive feedback is worth all of the time that the committee members have given for the good of our building.

MEET YOUR NEIGHBORS



EVENING UNDER THE STARS

On Saturday, February 23rd from 6 – 10 pm, the PDM Social Committee hosted an exhilarating social event, "Evening Under the Stars." Due to inclement weather,



the event was held indoors in the Ocean Lounge. Despite that small wrinkle,

the event still proved to be memorable for the more than 90 residents who attended.

For a nominal fee, residents were treated to an appetizing buffet from Big Louie's that included various pastas, sauces, rolls, and salad. Additionally, there were desserts, wine and sodas served.

After dinner, the owners and guests danced the evening away to the sounds DJ Ron from Miami. His assorted mix of music from



the 50's up to the present had the dance floor teeming with revelers. As the party ended, the most frequently heard phrase was, "Let's do this again" and "when is the next event?" The occasion was truly memorable.

A special THANK YOU goes out Ray Tokumoto and to the PDM Social Committee. Thanks also to all the extras who pitched in to help with this extraordinary evening. Judging by the turnout, there is an immediate need for community events like this to create harmony and accord at PDM. Sign up and be a part of the social activities here. It takes a lot of work!



Although Linda and Marshall Eiding purchased their condo unit in 2003, they became full time residents this past July.

Linda and Marshall both were born and raised in Pittsburgh, PA and will always be die-hard STEELER fans. Both were life long union activists, Marshall in the International Brotherhood of Electrical Workers, Local #5 and Linda in the Service Employee's International Union, Local #668. Marshall retired several years ago and spent most of his time at PDM overseeing major renovations to their new home and living through the "Cave" period of the PDM's major renovations too. The "Cave" period as Linda and Marshall call it having their windows shuttered and no ocean view or balcony access for about two years.

Linda was still working in Pittsburgh, as a caseworker, for the Pennsylvania State welfare department and finally retired and moved to PDM and enjoys this wonderful beach life! "Leaving all my friends and family in Pittsburgh was a major move for me," Linda says and "once I unpacked all 177 boxes of stuff over 5400 pounds—much to Marshall's dismay—I knew I was home."

Linda and Marshall started meeting neighbors at the pool and everyone was so friendly and helpful on where to shop for bargains, comfortable shoes



and of course, restaurants. Linda joined the Galt Ocean Grassroots Organization Democratic Club and she is now fully immersed as the GOGO treasurer. Linda remarks that she has always tried to guide her life with the slogan that "if you are not part of the solution, you are part of the problem." As a result she often volunteers too much but adds "that's the fun of it, too!"

Additionally, Marshall has volunteered his expertise in lighting for the Decorating Committee and Linda is a member of the PDM Social Committee. Linda and Marshall enjoy cruising and have a trip planned to Alaska in May and Italy in October. They have two sons and one granddaughter. Linda and Marshall will be celebrating their 40th wedding anniversary in June.



The Newsletter staff would like to extend a warm welcome to our **Chief of Security** at PDM, **Willie Sostre**, who began his position here at PDM in July 2007.

Employed with Vanguard for 18 years, Willie performs an inestimable amount of duties for our building; training and scheduling security staff, reporting to the PDM manager and association, upholding and enforcing the rules, regulations and policies of the building. He works six day a week and is on call for emergencies.

Willie came by way of New York to South Florida in the late 70's, after getting his degree and working in finance for five years. A friend in law enforcement introduced him to security work, which led him to training, seminars, supervisory positions and ultimately, Head Road Supervisor for Vanguard. His last assignment was Chief of Security for Alexander Towers in Hallandale Beach.

Willie expresses that he wants the PDM association and owners to have peace of mind. As far as challenges, Willie expressed concern for the complex transition. **He goes on to say that it is crucial that rules and regulations are enforced, whether it is owners, lessees or guests of PDM residents.** Whenever an owner sees a rule being violated, that owner should contact security and not engage in a confrontation with the violator. The PDM security is trained on how to handle these situations and file the proper reports with the Manager.

Please introduce yourself and welcome Willie to the PDM..

Your Newsletter Staff



| | | | |
|-------------------------------|----------------------------|-------------------------------|-----------------------------|
| Barbara 2304 | Rich 2704 | Phyllis 2404 | Scott 2115 |
|-------------------------------|----------------------------|-------------------------------|-----------------------------|

If you see us around, say hi and give us your input. Our thanks to Lance Shaw for his past contributions to the Newsletter and all his help getting it launched. Great job!

WELCOME NEW RESIDENTS

January 2008

- Ann & Keith Bossard (Lease) #1716
- Laura & James Turner #1104
- Robert Hinson #1507
- Esen Edip (Lease) #912

February 2008

- Lillian & Eugene Barna #1812
- Donald Clark (Lease) #515
- Carlos Beltron Monica Monsalve (Lease) #2405
- Andrew & Angela Gucciardi #2401

March 2008

- David & Lisa Costello (Lease) #2315

April 2008

- Lynda Friedman (Lease) #511

WELCOME TO PARADISE!

TIDBITS

SNOWBIRDS Have a safe trip north and hurry back to Paradise!

RIPTIDES Caution! We have no life guards to assist in the event that you get caught in one. Take heed when riptide warnings are in effect! Stay out of the water!!

COMMITTEES C'mon everyone! Sign up for a committee! Don't leave it up to a select few! Maybe create a theme social committee to share the workload. Ex: Italian Night, Halloween Costume Gala, Dancing under the Stars etc. Bring your ideas to Ray Tokumoto and Ellen Lesser. Become a part of a theme group. Take a positive interest on your association. Other committees are lacking volunteers too! Sign up sheets are in the office.

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.