



# Playa del Mar Newsletter

 Playa del Mar
Volume 11 Issue 2
APRIL 2007

## OWNERS VOTE IN A NEW BOARD

The Owners voted in record numbers. The results of an active election campaign by the candidates and their supporters unseated all the incumbent board members. The new platform was to save money for the Association by replacing and or renegotiating contracts with the Accountants, the Lawyers, Continental, holding off the Decorating progress and changing the color of the building. Their slate was all in an effort to reprioritize spending and control expenses. It was very persuasive to many of the owners. Two existing members of the Board resigned as a result of the new platform and direction of the new Board leaving existing Board Member Robert Boffa to serve on the new Board along with the new members,



Our New Board is:

**Grace Antonello, Mike Marsalona, Daniel Lecht and .Mark Stern, Filling out the required 7-member compliment are Mike DeMonia Mark Stern, and Heide Von Schlieffen.**

Mr. Boffa was elected president. He stated that the new board will follow a management style which will be more decentralized than that of the previous Board, utilizing owner committees as well as delegation of responsibilities among board members. The owners' committees are Decorating, Insurance and Finance, Grievance, Rules, Safety, and Social. Owners are asked to offer their expertise by volunteering for a committee rather than complain about situations in the building. You, the owner, can become part of the solution by volunteering for a committee by signing up in the building office.

Mr. Boffa is also forming independent owner "advisors" who have certain talents that the board can call upon to assist in their work, such as accounting, contractor, legal, etc. If you have expertise in any of these areas that can assist the board, please contact a board member. Don't just complain, be active and help the other volunteers to fix the problems and make our home a better place!



## MAINTENANCE DECREASE

In the budget preparation for this year, our Board had to estimate the cost of our Wind Insurance in late 2006 from our new insurance carrier, Citizens. The actual cost was obtained in February 2007. It is lower than estimated and revised maintenance stubs were sent out to reflect the savings. A detail of this adjustment was mailed about one month ago to owners.



## INTERIOR DECORATION PUT ON HOLD



Mr. Boffa stated that interior decoration is on hold until all other additional exterior project costs have been defined. So far, he said he was advised by the building engineer of one additional project not covered by assessments, replacing the pool deck. The pool deck is leaking onto the cars in the garage below it. Bob said that the actual cost of this project will not be known until the engineer fully specs out the requirements and three bids from contractors are received.

(Ed note: Recent work performed on the pool deck was repair/replacement of the expansion joints which repaired 85% of the more serious leaks. These joints were damaged by the large planter boxes placed on the pool deck, the weight of which the deck was not designed to support. That weight caused a serious structural support problem which had to be fixed. It was pointed out that our deck only has a depth of 3 inches compared to the Playa del Sol which has a four inch thickness and has a different weight capacity. The expansion joint project had nothing to do with this new waterproofing project. The current waterproof membrane covering the pool deck has outlived its life expectancy and will have to be addressed because of leakage.)

Mr. Boffa went on to say that his goal is to have part of the \$800,000 currently slotted for interior decoration, be used to pay for this project.. Our accountant said at the March 29 board meeting that he estimates only about \$130,000 of the \$800,000 can be used to replace the pool deck. Bob will ask the owners to vote for approval to release part of these monies assessed for interior decoration to repairing the decks. Reassigning these monies will require a 70% vote of approval from the Owners. If approved, Bob stated that it is the Board's intention to decorate the lobby and pool area from whatever money remains of the \$800,000 after deducting the cost (if approved) of the deck replacement. The lobby decoration includes replacing the awnings out front and poolside along with their frames that were destroyed by Wilma. However, interior decoration of the other meeting areas in the lobby as well as common hallways on upper floors has been put on hold.

Bob explained that the cost of awnings for the front of the building entrance, ground floor windows, and the pool deck area is about \$41,000. A rendering of several choices of the awning colors will be displayed in the lobby area, permitting owners to decide (via the decoration committee) their preference.

**CODE COMPLIANT WINDOWS/SHUTTERS**



Bob said it is still not clear what quality insurance companies, such as QBE, require in terms of up to code windows and doors. When all owners have code compliant windows and or shutters, we will be able to move our windstorm coverage from State run Citizens back to a private quality insurer to get reduced insurance costs.

For a building to qualify, all owners' units and condo common areas must have windows/shutters which were installed after 2004. What is unclear is whether insurance companies require either a combination of code compliant windows or shutters, or only all shutters, or only all windows or, unlikely, require both windows and shutters together.

Once this requirement is provided in writing from a private insurance company (such as QBE), the board will take action to have all owners who do not have code compliant windows/shutters do so. Bob emphasized that owners whose windows/shutters are code compliant will not have to pay for those owners that do not have code compliant windows/shutters.

**NEW BOARD TAKES ACTION TO MODIFY BUILDING'S RULES AND REGULATIONS**

Complaints about residents in the building who bring carts onto the passenger elevators, or do not return carts to their garage may force the board to consider putting up a "Bulletin Board of Shame." The posting would contain names and pictures of residents found to be in violation. Carts damage the floors of our passenger elevators and availability to the owners in need becomes a problem.

There is a serious technical legal issue regarding our Rules and Regulations. The building's Condominium Docs do not reference our Rules and Regulations. Therefore, they may not be enforceable in court, should an enforcement issue reach that point. The board has chosen two burning issues within our Rules and Regulations booklet which they hope to get into the building's docs. The Board will be sending a ballot out to all owners by mail to vote on whether or not to include these items in our docs.

**The first issue concerns insulation of floor tile.**



There have been complaints from individuals living below inconsiderate neighbors about noise. In particular, tile has been installed which does not comply with our existing insulation requirements as stated in our Rules and Regulations.

**The second issue is dogs and their size limit permitted in our building.**

Owners will be receiving by mail a detailed explanation of these two issues and a ballot for a vote. We need 70% of all owner votes in order to amend the docs and make these rules fully enforceable in a court of law. So please, which ever way you vote, send in that ballot and



**VOTE!**

**OTHER BUILDING ISSUES**

**POOL USE :** The roof is expected to be completed by the



end of April, at the latest. Until then, restrictions may remain on use of the pool. However, with the crane gone, the board is hoping to open the pool in early April during work hours. Check for daily changes on

TV Channel 96, the Playa Del Mar website, as well as bulletin board postings. ([www.playadelmar.net](http://www.playadelmar.net))

A backup heater has been ordered, and the pool temperature will be maintained at 85 degrees (per owners' request). When the roof work is complete, work will be scheduled to replace the cement and brick decking of our visitor's parking lot. This area is badly in need of replacement. The condition is due to its age and damage from the equipment of our contractor. The contractor is paying \$87,000 and we are paying the balance of approximately a \$213,000 cost. This cost is already included in your upcoming assessment.

**VENDOR APPROVAL**

Owners who use vendors to perform work in their units must submit the proper paperwork to the office (such as proof of insurance, license, permits etc.) This is required to make sure that both the unit owner as well as the condo is protected in the event of a problem. Examples of vendors who should submit paperwork are carpet installers, installers of cabinets, air conditioning and water heater installers, and people laying tile. An example of a vendor not requiring paperwork is a plumber who replaces a washer. If a vendor accidentally cuts a telephone or electric wire, or damages plumbing to any unit, the vendor's insurance and permits provides protection to both the unit owner and our building.



**DEFECTIVE RAILINGS**

Our building is holding back the final payment of \$200,000 from the contractor who repaired the balconies.



There have been problems reported with some of the balconies. Problems can be with the balcony floor or railings. Some railings have paint which is bubbling, or the paint has actually fallen off. You are advised to run your hand along your balcony's railing, and feel for bubbling. If you have any problems contact our building's office immediately and put it in writing. The board is making arrangements for the contractor to fix the problems.

**ACCOUNTING**

Our accountant told us that our building came within budget for 2006, which is excellent considering we operated at a loss for several years prior to that. So far in 2007, at the end of February we had a \$7,000 surplus over budget.



**GREAT JOB!**

SAVINGS TO DATE

Cost of renting the emergency generator was cut from \$6,700 per month to \$5,200 per month. The temporary generator will be rented until our new generator is installed. (Our old generator was destroyed by Wilma).



Our Building Engineer was put on an "as needed basis" from full time because exterior work is winding down. This will reduce his fixed fee of \$12,000 per month to a lesser amount. The cost of new ceiling tile (part of interior decorating) was reduced by \$6,000 should this replacement take place .

NEW GENERATOR INSTALLATION

The City of Fort Lauderdale code has changed and a variance is not required. Up until now, our building had to wait and fight for the city to approve a location for the new generator. That location had been planned outside the building by the street. We now can proceed with the installation. A part of the new generator, the radiator, was too big to fit into the existing generator room in our building. However, Bob said he would feel more comfortable if the generator were inside the building. He will ask the Building Engineer and the Architect to give it another look before a final decision on the generator location is made. However, in the meantime, the generator will be ordered, and installed ASAP to save the rental fee of \$5,200 per month. The cost of the new generator has been included in the assessment expected in late April '07



BUILDING SECURITY

Bob said that the Board is not pleased with existing security in the building, and will be looking for ways to increase it. This includes the front desk as well as the garages. (Ed note- if you feel strongly about improving building security then join the Safety Committee. Don't just complain, be active and help the other volunteers fix the problem).

OUR ASSESSMENT EXPECTED END OF APRIL

Expect the next assessment bill to arrive in early May. The estimate continues to remain at about 50% of the last assessment. Before the assessment is sent, the board must know the actual cost of work to be done. The open item is the cost of the generator and its installation. (Refer to article above on generator).

We are told that the tax deduction for the hurricane portion of the damage can only be claimed in the year in which the damage occurred. You may have to have your tax advisor amend your prior return. You are advised to see your tax advisor on this issue. Also, many homeowner policies reimburse owners for assessments due to hurricane damage. Of course they are subject to the limits and deductible amounts on your policy. You may consider reading your policy and calling your insurance representative.



MANAGERS REPORT



The PDM office has inserted a registration form in this newsletter's mailing envelope. If you have a bike in the PDM garage, you need to register it with the building office. By return mail, you will get a sticker, such as the parking sticker you have on your car, which you need to affix to your bike. We ask that you return the bike registration form by May 1, and place the sticker on your bike no later than May 15. After that date, bikes without stickers will be disposed of. Sorry for this paperwork, but there are many complaints that bikes are cluttering our garage, even after our last somewhat successful campaign to rid this building of unused bikes. The "snowbirds" who will not be able to place the sticker on their bikes should contact the PDM office for assistance. The pool is now open. The exterior project work causing the pool closure, on and off for several years, is now complete.

Please, owners, renters, and their guests, return the beach chairs to the place where they belong---next to the sea wall. We have been losing a lot of beach chairs to the sea because folks leave the chairs close to the water.

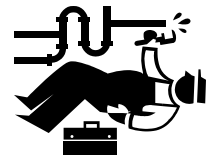


We remind owners to notify the office if you experience bubbling or peeling of your balcony railings. They are expected to be repaired shortly under the warrantee.

Reminder-- when unit owners enter into a lease agreement with a renter, they must give a copy of that lease to the office.

The visitor parking lot deck resurfacing is expected to begin in June. Expect visitor parking and traffic pattern changes when work begins.

There have been several pipe leaks in the walls of our building. Owners who have damage to their apartments sometimes think that the building is responsible for repairs within their unit. The building is responsible to find the leak, fix it, and patch up the hole.



The unit owner is responsible for: floor, wall and ceiling coverings; electrical fixtures, appliances, air conditioning and heating equipment, water heaters, water filters, built in cabinets and counter tops, window treatments, including curtains, drapes, blinds, and hardware; air conditioner compressors which serve only one unit no matter where located. The owner bears the cost of repair and replacement of any of those items. Your home owner's policy covers this damage.



BOARD OF DIRECTORS MEETING 5/3/07
TOPIC: NEXT ASSESSMENT



**PRESIDENT'S MESSAGE****Dear Neighbors,**

I would like to take this opportunity to congratulate our newly elected Board members, Ms Grace Antonello, Mr. Mark Stern, Mr. Dan Lecht and Mr. Mike Marsalona along with them, please welcome the two (2) newly appointed Board members Ms. Heide Von Schlieffer and Mr. Mike Demonia; they are filling the vacancies created by the resignation of two (2) Board members.

The prior Board members Mrs. Lucille Fannin, Ms. Betty Cholst, Mr. Ron Gresser, Mr. Ed Napolitano, Mr. Joe Ernest and Mr. Michael Hickman deserve our heartfelt thanks for their time and effort, without this we could not have gotten as far as we are.

The new Board looks forward to working with the staff of the news-letter which is an important source of communications for the residents.

Once again thank you for your support and patience with all that is going on at our Playa del Mar.

Very truly yours,  
Robert Boffa, Sr.

**SNOWBIRD FAREWELL PARTY**

Saturday March 31, the Social Committee hosted a sell out gala farewell party for all the departing snowbirds. Many thanks Ellen Lesser, Harriet Healey, Pat Price, Lissa Wettenstein and the many volunteers who shopped and cooked in their own kitchens making this Italian feast memorable. We only wish we had the space here to list every hard worker. Thanks to Ilse Klebe for finding a terrific one man band for our dancing pleasure. A great time was had by both the "snowbirds" and our year round residents! We look forward to many more such occasions.

**COMMITTEES**

Owners complained that there were no committees. Your Board President has asked for them so now is the time for those who were so vocal about not having committees, to step up to the plate and support the Board in its effort to make the PDM a better place."

**1. DECORATING COMMITTEE:**

Assist the Board with present and future decorating needs.

**2. INSURANCE and FINANCE COMMITTEE:**

Assist the Board with insurance, accounting and expense management.

**3. GRIEVANCE COMMITTEE:**

Field owners' suggestions, concerns and complaints.

Report findings and recommendations to the Board.

**4. RULES and REGULATIONS COMMITTEE:**

Evaluate present rules and regulations and suggest revisions as needed;

Report findings and recommendations to the Board.

**5. SAFETY COMMITTEE:**

Observe, note and digitally photograph building hazards and deficiencies;

Report findings and recommendations to the Board.

**6. SOCIAL COMMITTEE:**

Coordinate, plan and organize building social and holiday events and functions.

**VOLUNTEERS, PLEASE CONTACT BOARD MEMBER "MIKE MARSALONA" TO SEE HOW YOU CAN MAKE A DIFFERENCE HERE AT THE PLAYA DEL MAR! SIGN UP SHEETS ARE IN THE OFFICE.**

**Your Newsletter Staff**

**Lance, Rich,  
Harriet,  
Barbara, &  
Phyllis**

**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

**TIDBITS**

**Information for this newsletter has been summarized from our Board's formal and informal meetings held on March 2, March 26 and March 29.**

**PLEASE VISIT YOUR WEBSITE AT**

**[playadelmar.net](http://playadelmar.net)**