



Playa del Mar Newsletter



Playa del Mar

Volume IV Issue 3


SUMMER 2009

WHO HAS BEEN WATCHING THE “STORE”? A PROGRESS REPORT FROM YOUR MANAGEMENT TEAM

MICHAEL HICKMAN DIRECTOR **CHRIS PALMS** CHIEF ENGINEER **ROSIE BOWERS** ASST. MANAGER **PAUL SWAN** MANAGER **ASHLEY KNAPP** SECRETARY



A lot has happened here at PDM since our Spring edition and in an effort to get all the information for the Newsletter, we were told that it has been a team effort of those pictured above. We interviewed each of them and here are the results.

 We will begin with board member **Michael Hickman** (aka “clipboard Michael”) who became pro-active in the needs of our building when **Board President, Bob Boffa** terminated the services of Continental, saving us roughly \$30,000!! Mgr. Sam Aponte was caught up in the change and a search began for a new manager. Added to that, secretary **Geraldine Portuhondo** had already resigned for a more challenging position and was replaced with a part-time secretary (**Ashley**) leaving the front office short handed. Then Vanguard Security merged with **US Security** which meant even more new faces.

Director, **Michael Hickman** volunteered his time and expertise and stepped up to the plate to assist in filling the void left in our managerial staff. Because of Michael’s excellent work ethic and his expertise in quality control, he proved to be so effective that he is now officially on the PDM payroll, working Monday Tuesday and Wednesday. Michael has served PDM very well and says he communicates with Bob Boffa almost daily, keeping him in the loop on any issues. He walks the building daily during the week and passes his findings on to Engineer **Chris Palm**, for a resolution.

Having this kind of “punch” list allows Chris to prioritize the work and distribute the tasks to his crew.




Some of the major issues over the summer have been our plumbing and the rotting of the pipes in the building. Priorities are then ad-



justed to address the more important issues. Seen in the photos are just samples of his professional work. Because of Chris’s knowledge of plumbing and his credentials as a Master Plumber, he has saved us thousands of dollars in repairs by doing the work in-house rather than contracting it out. Chris resolved the issue of properly eliminating storm water from our property by increasing a sump pump lines to 12 inches (from 8”) and feeding it directly out to the storm drains. Another accomplishment has been the replacement of lamp posts and sealing up the bases, eliminating the leaks to the lower garages. Other issues that keep Chris busy are the trash chutes and plumbing problems. One day it was noticed that the receptacle below one of the stacks was empty and upon investigation, a resident had “cut” up a rather large cardboard box and deposited the pieces in the chute that ultimately jammed, blocking and backing up refuse in the chute.


Another issue is the disposal of kitty litter in the toilets (which solidifies) causing backups in the units. These infractions create an unnecessary and heavier work load for our maintenance crew.

Also on the team is Ass't Manager, **Rosie Bowers**, an integral part of the management staff. The termination of Continental cut off access to some of our data base and **Rosie** has been key to keeping the office functioning as transparently as possible. She has her work cut out for her, retrieving and rebuilding Playa del Mar data. To achieve this objective, one of her challenges is to familiarize herself with an entirely new management software program while still fulfilling her regular duties.



Rosie recently negotiated a new contract to replace our old copier with an AIO (all in one) unit that scans, prints, faxes and can interface to a computer. (a \$avings of 50% on maintenance!) Rosie, along with part-time secretary **Ashley Knapp**, work very well together, coordinating contractor scheduling, licenses, permits, deliveries, responding to the needs of the residents and they do a good job keeping things running smoothly.

Paul Swan, our new manager brings to us his many years of experience as a Manager of the Galleon "just north of us". Security being high on his list, Paul has reviewed all the security cameras in the building and found many not

working. He is currently working on getting bids to replace them with more sophisticated units. He also noticed that, although operational, the fire alarm system software needed to be updated. The upgrade allows on-site programming that provides greater control at the panel that can pinpoint problems. On-going is Paul's expertise of negotiating more cost effective service contracts. Also in place are separate log books for both security and for complaints/work orders to the office. Each line item will be addressed and corrected with a follow-up response to the resident that submitted it. Paul is very involved and is already making his mark here at Playa del Mar.

THANK YOU MICHAEL, FOR ALL YOUR EFFORTS AND THANKS TO TEAM MEMBERS, CHRIS, ROSIE, ASHLEY, PAUL AND SECURITY CHIEF, JOSE DURING THIS TRANSITION, MAKING PLAYA DEL MAR A BETTER PLACE TO LIVE!

Also, a special thanks to former board member, Joe Ernest for the many hours of his time, giving a deposition on behalf of PDM regarding Hurricane Wilma damages.

NEW BOARD TREASURER



Barry Snider has taken over the responsibilities of board treasurer. Serving on the financial committee, Barry seemed a natural fit to replace Dianne Ennis who stepped down for personal reasons. Born in New York, Barry was raised on Long Island where he and his wife Rosette raised 5 children. They moved to Playa del Mar five years ago. In New York, they owned and operated a wholesale men's formal wear business in Brooklyn, which is still in operation today. Currently in its 4th generation and celebrating 101 years. Thank you Barry, for volunteering your time.

UTILIZING SPACE IN THE GARAGE.



Storage Units, now under construction in the north garage, will generate rental income of \$25.00 per unit a month. Additionally, parking spaces have been created for motorcycles only and will bring in \$20.00 a month. All storage units have been spoken for but there are still some spaces available for motorcycles. Contact the office for more information.

MESSAGE FROM BOARD PRESIDENT

In a memo to the Newsletter, Bob Boffa said that we may quote him as saying that "he was going to push for a 2010 budget with NO increases for the residents in the maintenance . Times are still tough and if we continue to watch our expenses and deal with our vendors properly, we can keep our overhead down. Let's all continue to work together!"

WELCOME BACK COCO!!

So good to see Coco back on the job. Coco protects and maintains our pool, promenade, beach and outside furniture as though it were her own personal property. An amazing employee, Coco recently underwent back surgery and not one to complain, she is back full swing.

CHANNEL 96

You can view pertinent messages and reminders on this channel. If you are concerned about a fire alarm going off, check the monitor to make sure it isn't a false alarm, or to see if the mail in? check the monitor for incoming guests or when your pest control is scheduled! Try to take a look at it daily for information and timely announcements.

FYI: APPLIANCE REPAIR

Please note that when replacing appliance hoses, it is recommended that they be metal. Rubber hoses crack, become brittle and the older vent hoses are a fire hazard. Don't risk an unwanted FLOOD or FIRE!

INSURANCE REMINDER:

Effective January 2009, ALL owners are required to carry insurance on their units. Send the office a copy of your coverage at every renewal.

GREEN YOUR ROUTINE



Playa Del Mar will be participating in the City of Fort Lauderdale's Recycling Incentive Award Program (RIG). The RIG rewards volunteer condo associations with points that at the end of the year are turned into cash amounts for the associations. PDM can earn

points in several ways.

Green Committee member Linda Eidinger attended 2 city wide meetings so far and earned 2 points. Last year points were paid at a rate of 60.00 each. There are 6 meetings per year. Volunteering to work various City Events like Summer Starlight Festivals, July 4th, World Aids Day Funk Fest earns 3 points for helping attendees recycle plastic bottles etc. Another way to earn points is to have a neighborhood event concerning recycling or to publish articles in neighborhood newsletters. (10 points Maximum)

"Green Your Routine" is the City of Fort Lauderdale's recycling Logo and slogan. We all have to do our part to save our planet and reuse our usable trash. The Green Committee of PDM will be making some changes that will make it easier for you to "Green your Routine". We are planning to add recycle trash cans that will make it more convenient for residents to recycle. The City of Fort Lauderdale will also be placing new recycle trash cans along the Galt Mile soon. The big news is that beginning October 1st PDM residents will no longer have to separate paper from glass/plastic recyclables. The City of Fort Lauderdale is going to a one container recyclable system. Recycling works for all of us. Please cooperate and increase your recycling at PDM.

Remember, trash removal costs PDM considerably more than recycling.

***A reminder that paper cereal boxes, soda can boxes, paper towel and toilet paper cardboard tubes are also recyclable. Pizza box lids (that are clean) can also be placed in the recycle bins as well as clean cardboard boxes.



PLEASE RECYCLE

SAVE THE GALT MILE LIBRARY



The Galt Mile Library along with six other county libraries may close due to a severe Broward County budget shortfall. All the libraries are in rented spaces that are on the chopping block.

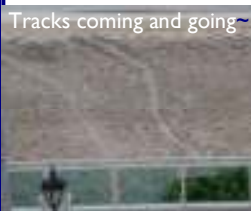
Galt Mile residents are preparing for the final budget meetings in September. The SAVE the LIBRARY committee gathered 3500 petition signatures, written over 200 letters to Broward County Commissioners, and received resolutions from twenty four condominiums and organizations.

The lease was renewed on the current space in July and although this is a positive sign, residents need to keep the pressure up on the Broward County Commissioners to make sure the Galt Library does not close. Residents will also be testifying and attending the budget hearing. The Library hearing date is SEPTEMBER. 22 !! Put it on your calendar!! Contact PDM residents Linda Eidinger or Fred Nesbitt for more information.



TOOTHPICK BEACH!

To look north and south along our beaches, one would describe it as a bunch of toothpicks stuck in the sand. Actually these are turtle nests identified by the "Turtle Patrol" as they look for signs like their tracks left behind the night before. This has been a banner year for turtle nesting, especially here on PDM's beach.



A small group of residents have been

on "turtle watch" and have documented loggerheads emerging from the sea, digging their nests, laying their eggs, and returning to sea.



On a hit and miss watch, the PDM group actually got to see the hatchlings emerge from different nests and safely make it out to sea.

Normally the hatchlings emerge all at once but the photo below was one of four stragglers that made a late exit. A nest a few buildings down had 94 of the little guys hatch all at once and head out to sea. Quite an event. Loggerhead turtles can weigh up to 350 pounds, can lay 100 to 120 eggs in each nest and incubate for about 60 days.



Witnessing the whole process is so phenomenal and seeing it right here on our beach is like watching a NOVA documentary up close and personal. For more information on turtles, go to

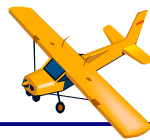
<http://www.seaturtle.org/> or just Google "Florida Turtles" NOTE: Playa del Mar residents that patrol the beach for turtles respect and obey the laws governing this protected species. Report anyone destroying a nest, confiscating its contents or hampering them in anyway to Florida Wildlife and for stranded turtles, Rita Meager 305 588 0736

WELCOME MANAGER PAUL SWAN



Our new Manager, Paul Swan has been involved in condominiums for the past 17 years and in management for 9 of those years. He has comprehensive experience with all issues in condo management. Paul has dealt with concrete restoration twice, plumbing upgrades, elevators modernizations, alarm systems, deck paver replacement, interior decoration, cooling towers, etc. He has an excellent working knowledge of all matters involved in a large high rise condominiums.

Married for 20 years, Paul lives in a condominium community and is familiar with the day to day issues of condo living. He grew up in eastern Canada and attended the University of New Brunswick, moving to Florida in 1984. Paul says he loves Florida and wouldn't live anywhere else. Paul, a licensed pilot, enjoys flying and photography in his spare time.



SECURITY CHIEF JOSE DORTA



Although Jose has been with us for less than a year many of us know little about him.. He has brought such a level of professionalism to our building that it is worth noting. Jose, a Marine reservist, is currently attending Broward College, studying criminology.

His ultimate goal is to become a Federal Agent. Jose says that he is working on improving our security staff, which is an ongoing process. His work here brings many challenges, managing a 24/7 staff that face many security issues and complaints from a building of this size. He loves his work here so say "hi" to him when you see him. He is such a refreshing and welcome addition to PDM. Jose is very visible and can be seen regularly walking the property.

NEW SECRETARY

Please welcome **Ashley Knapp** to our office staff. Although only part-time, working Thursday and Friday, Ashley puts in a productive "week". She is a college student at Broward, also studying criminology. She is very family oriented, a people person, has a wonderful personality and an even better sense of humor. Ashley is a great fit here and adds to our office staff.



Welcome to PDM.

Your Newsletter Staff



**Barbara
2304**



**Phyllis
2404**



**Linda
110**

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

IMPORTANT ANNOUNCEMENT

We have eliminated postal versions of the Newsletter in an effort to cut the high cost of postage, paper, labor and printing. You can view the Newsletter in the mailroom AND on our website at:

www.playadelmar.net

For those without an email or those that have not submitted their email to the office, you can view it on the library computer by clicking on the **PDM Newsletter icon**. Any exceptions to those unable to view the Newsletter, please contact the front office. Thank you for your cooperation.

WELCOME NEW RESIDENTS

APRIL

- | | |
|-----------------------------|--------------------|
| Joseph Maresca | Unit #2914 |
| Allyson Kouanaris | Unit #2216 |
| John Stevens | (Lease) Unit #1514 |
| Dan Ingram/Maureen Donnelly | Unit #2901 |

MAY

- | | |
|----------------------|------------|
| Jeffrey Thomas | Unit #1502 |
| George Maniatopoulos | Unit #1214 |
| Dina Kannellopoulos | Unit #1214 |
| Patricia Pastor | Unit #2703 |

JUNE

- | | |
|-----------------|-------------------|
| John Erik Gomez | (Lease) Unit #309 |
| Angela Arenas | (Lease) Unit #309 |
| David Scarpetta | (Lease) Unit #416 |

JULY/AUGUST

- | | |
|--------------------|--------------------|
| Susan Beth Schomer | Unit #2017 |
| Peter Glint | (Lease) Unit #511 |
| Alice Rodriguez | (Lease) Unit #2804 |

WELCOME TO PARADISE!

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