



# Playa del Mar Newsletter



Playa del Mar

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Volume V Issue 2

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SPRING 2010



## MESSAGE FROM THE BOARD PRESIDENT

Dear neighbors,  
Well in spite of a record breaking harsh winter the PDM made notable improvements. The elevator lobbies in the garage area are all tiled, the leaks in the garages are all but gone, the new entrance way area is complete, new fire strobe lights (per fire code) have been installed in all the garages, we have upgraded some of our gym equipment and our security cameras have been improved.

Both north and south deck areas are scheduled to be made more eye appealing. The pool deck will have a variety of planters as well as two canopies to sit under. They will not be the greenish color of the existing one, which will be moved to the lower deck by the barbeques. We hope to have these items done by the end of summer if not sooner. Our **Chief Engineer, Chris Palms** has formulated a procedure to address the heating problem we encountered last winter. The media room has a new flat screen TV and the floor is being tiled. I am happy to see that the room is being utilized. We have purchased another larger, more efficient pool heater to replace the broken one. Newly discovered building cracks and leaks in the pipes will have a high priority this summer. Maintenance is an ongoing process and there is still a lot to do and I am glad to say your Board is acting on it. Your Board revised the Condo's rules and is almost ready for printing. Each owner and lessee will receive a copy. **PLEASE take the time to read them and take notice of the changes. Many of which have been modified to accommodate wear and tear and to comply with any liability issues.**

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On a personal note I wish to thank those friends that sent condolence cards to me and my family regarding my mothers passing. Your prayers and thoughts were greatly appreciated.

Thank You ,  
*Robert Boffa.*

## BUILDING REPORT MANY HANDS MAKE LITTLE WORK



Talk about taking a Village to accomplish things, take a look at the front entrance of our building. Thanks to the expertise of our in-house maintenance staff led by **Chief Engineer Chris Palms** we now have a beautiful new look that is both contemporary and easy on the eye. This was a complete overhaul and redesign beginning with the draining of the fountain area, sealing those leaks, repainting the fountain surfaces, improving the lighting, the addition of new plantings and landscaping, paver installation, cement work, a new wall, (with a "bench type" feature) and the beat goes on. The work that has been completed called upon every skill of our maintenance staff, some of which we never knew they had. Thanks also to "design team" **Annette Gamburg** and **Joan Wienberg** for their contributions lending that very special look to compliment the front entrance. **Nice Work "Team"**

## Governor Christ Veto or no Veto?

At press time we had hoped to report on Gov. Christ's endorsement of condo HB 561 and SB Bill 1196. Both bills **propose to extend the deadline to install fire sprinklers in condo units and common areas from the current state deadline of 2014 to 2019 and would allow associations to opt out of requirements to install sprinklers in units and common areas with a two thirds membership vote.** This would defer a major assessment for us during these difficult times. **Stay tuned for the results of this bill.**

**PDM RECEIVES RECYCLING GRANT**



**Linda Eidinger**, PDM resident and Green Committee member received a check from the City of Fort Lauderdale’s Volunteer for Recycling at the City Commission Meeting on April 20, 2010. The award amount was \$325.00.

Twenty two homeowner associations participated in the program with amounts ranging from \$325.00 to \$2,200.00. The total amount awarded was \$20,000.00. The program awards points for volunteering at various City events like Fourth of July, and Jazz Sundays. Points are also earned for promoting recycling in community newsletters and attendance at the bi-monthly meetings.

Loretta Cronk, recycling coordinator for Fort Lauderdale started a pilot program at PDM this year for multi-family buildings. “It can be a savings for large condominiums because they are able to reduce the cost of waste collection by reducing the size of the garbage dumpster and the frequency of the pickups”. The awarded monies are to be used for recycling projects in the home associations.

The Green Committee hopes to further recycling by adding blue bins at the beach, pool, BBQ area and garage elevator areas. “We are very proud of the efforts of residents. Our recycle bins are constantly filled.”



Linda Eidinger attributes this to the City’s new policy of single-stream recycling. Residents no longer have to separate glass, plastic, metal cans, and paper. If residents are interested in volunteering to work City events to earn more “points” next year please contact Board Member **Fred Nesbitt** or **Linda Eidinger**.

The program will have a new name next year:

**GREEN WORKS.**

**HURRICANE SEASON IS UPON US**



Recently, residents received a two page letter detailing our responsibilities when a hurricane hits our area. It is so important that you take heed regarding these instructions. A priority would be to remove all objects on your balconies to include plants, statues, lighting, furniture and anything else you may store on your balcony. (This is also a requirement during any kind of absence) Should we have a hurricane watch, our maintenance staff will not have time to do it for you. **Better safe than sorry.**

**HEAT NO HEAT**



This past winter many residents at PDM as well as thousands of others in South Florida, went without heat. At PDM the units with some heat varied from new heat pumps to old ones. To understand the problem we must understand the main issue. All our heat pumps circulate water from a central water source at PDM. When the water becomes “too cool” the individual heat pumps can not heat the water warm enough to produce heat. Each heat pump has a factory preset freeze-stat that is a safety control. Otherwise, the heat pumps will continue to “work overtime”.

Note: The central boiler was removed more than ten years ago and there never were any boilers for the North and South towers. There are no plans to replace the boiler due to the cost and the seldom need.

What can we do as residents? ..... Call your authorized heating and air conditioner service provider and ask if the freeze-stat can be bypassed safely. Be prepared and purchase a small lightweight portable heater. Don’t wait until January and a potential cold snap when the stores are out of heaters.



**DON'T TAKE ANY CHANCES**

When leaving for a vacation or extended absence, turn off your main water valve. Locate your main valve in your AC closet. Each unit is configured differently so if



you are not sure which one controls the water to your unit, contact maintenance, have them point it out to you and then label it. Leaks are becoming very common and if detected early can save unnecessary expenses. But if you are not here, a running

toilet, broken hoses, a rotted pipe can be very damaging to you AND your neighbor if gone undetected.

**Put your mind at ease during your absence and PLEASE TURN OFF YOUR WATER.**

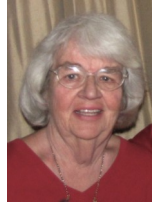
**CHANNEL 96**

Avail yourself of pertinent building information by tuning into channel 96 on your TV’s. It can save you unnecessary trips down to the lobby. **False Alarms** and “**The Mail is in**” are two examples of posted information.



### A WORD OF CAUTION

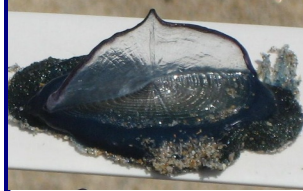
Resident **Judy El-Shakhs** was approached by a man with a very large kitchen knife at Coral Ridge Parking lot. She screamed, he walked away. A wonderful caring young woman came to her aid. She called 911 and stayed with Judy until the police arrived. This occurred during the daytime and her husband Salah offers this advice to the residents that patronize Coral Ridge and other shopping areas.



Precautions:

- 1) Look around, beware of your surroundings.
- 2) Park as close as you can to stores
- 3) Don't isolate yourself, keep to where there are people
- 4) Don't box or corner yourself with cars and shopping carts.

### STRANGERS ON THE SHORE



Seen washed up on the beach over the Easter holiday were these small (2 to 4 inches) unique creatures known as **"By the Wind Sailors"**.

They are from the jelly fish family and articles say they are not harmful to humans but can leave a small sting. Children should be cautious when handling them. When afloat in the ocean, they look like tiny sail boats and are helplessly pushed ashore by the thousands to an early fate during heavy winds in early spring. Interestingly, these little "sailors" are fifty percent left handed and the others right handed. Depending on the orientation of their sail and the prevailing winds, half come into shore and the others continue on a survival trip out to sea. It is Mother Nature's way of preserving the species.

### MORE STRANGERS ON THE SHORE!



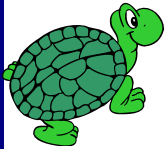
Also seen on the beach this past Easter weekend (multiple times) was the above scene. These eight chairs were set up before 9 AM and sat EMPTY until one PM and even then, only four became occupied by one o'clock. Eventually they were all occupied after sitting empty for over four hours!! Many residents had to sit on beach towels because of the many "reserved" chairs. Many of our residents play host to family and friends on holiday weekends and that is when we experience this kind of abuse the most. Please be considerate of your neighbors and either ask your guests to provide their own beach chairs or keep a few of your own on hand for them to use. We are one of a few condos along the beach that provide this amenity **free of charge**.

**ALSO FREE OF CHARGE**



The Oasis as seen from the 24th floor (and from our beach) every Saturday as the cruise ships depart from Port Everglades between 5 and 8 PM. An awesome sight.

### TURTLES ON THE MARCH!



It's that time of year when the turtles start to come ashore to lay their eggs. Our very own beach was the site of many turtle nests last year. Currently we have one nest in front of our building just north of our barbeques, one more to the north of that and another two south of the Regency.

Turtles are a protected species and there are many rules that help to preserve the species. If they are nesting or hatching there is no touching or disturbing them, no flash photography or white flash lights. It's the law. **Photo on the right shows her work done and heading out to sea.** More information has been posted on our bulletin board in the mail room.



### Yellow and White Pages

The 2010 2011 telephone directories are stacked in the lower garage and are free for the taking. Help yourself and dispose of your old ones at the recycle bins. Thank you



### PROPERTY SPEED LIMITS



Speed limits and speed bumps are in place to prevent accidents and to protect the safety of residents. The placement of these speed bumps have been very successful in slowing down traffic throughout the property.



**Thank you for your cooperation.**

**EMPLOYEES OF THE MONTH**

**MARCH CARLOS ORTEGA**

**Carlos Ortega** Maintenance Technician, is the proud father of daughters Sabrina, five and Isabel seven. An all around kind of guy, he was asked what his specialty was, and he replied, "everything"! Then he was asked if he was good at what he does, and again his positive response was "I am very good". He was very serious, is detail oriented and enjoys the diversity of his job. No matter the task, Carlos accepts each challenge enthusiastically and enjoys

his work here in Playa del Mar. He enjoys baseball, biking, the beach and barbequing. He has only been with us for a short while and has already been recognized as our Employee of the Month for March.



**CONGRATULATIONS CARLOS**

**APRIL ALEX RODGEST**

**Alex Rodgest** Security Easily recognized is Alex who can be found almost anywhere on the property, ensuring the security and safety of our residents and our building. Not one to stay idle, Alex is always trying to improve upon things at the front desk and the receiving desk by setting up folders, notices and to find ways to improve the operation in these areas. He is self motivated and is always with a smile. Alex enforces with that smile and in a commanding way. His demeanor is his success. He is a great asset to our building and security staff. Not too long ago, a resident left her automobile trunk open and Alex noticed that she not only left it open but her pocketbook was in there. He was quick to contact the owner. The resident was happy that it was Alex that found it with the contents still intact. An avid sports fan, Alex loves soccer but says he really enjoys all sports.



**CONGRATULATIONS ALEX**

**MAY GABRIELLA COLUMBO**

**Gabriela Colombo** was recently promoted to Housekeeping Supervisor and has been recognized again as our May employee of the month. She embraces her new role with enthusiasm. She trains her staff by example ensuring excellence, setting goals and expects a professional work ethic from her staff.

Gabriela is a team player, has a great attitude, loves her job and is a big asset to Playa del Mar.



**CONGRATULATIONS GABRIELA**

Those selected to be Employee of the Month are those that show excellent work ethics, provide high standards in customer service, are professional in their responsibilities, team players, honest, good appearance and can multi-task. Positive input from the residents also contribute to this award and we welcome your input.

**Your Newsletter Staff**



<b>Barbara</b> 2304	<b>Phyllis</b> 2404	<b>Linda</b> 110
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If you see us around, say hi and give us your input.

**WELCOME NEW RESIDENTS**

**February March**

Rhoda & Robert Brucker	(Lease)	Unit #308
Stavros & Demetrios Zissopoulos		Unit #1801
Chadwick Blue & Enoe Gonzalez	(Lease)	Unit #208
Carlos & Mercedes Ballbe	(Lease)	Unit #809

**April May**

Katerine Gomez		Unit #309
Bassam & Samira Haddad		Unit #2302
Marver & Virginia Glenn		Unit #2904
Todd Baratz & Anthony Paolino	(Lease)	Unit #2612
John Haig	(Lease)	Unit #1611
Blaine Templeman & Paul Cornish		Unit #2405
Stojce & Lepa Djordjeski		Unit# 807

**WELCOME TO PARADISE!**

**VALENTINES DAY**



**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