

MEET THE NEW PRESIDENT

Arnulfo “Ray” Garcia became president of Playa del Mar on July 18. The new president was interviewed for the PDM Newsletter so that owners can learn more about him and his plans for our home. He was elected to the board in February, receiving 96% of the owners’ votes.

Tell us about your background and how long you have lived at PDM?

I am a full-time resident of PDM, have lived here for the past 12 years and married to Mara Martins-Garcia. I have two adult sons and two grandsons. Born in Mexico, I came to the United States at age 7, became a citizen and have lived in Chicago, Denver and now Florida. I am a Vietnam War era veteran and currently work for Nissan, providing financial services and consulting to all Nissan dealers on the Florida east coast. I am responsible for maintaining fiscal responsibility, financial oversight, profitability, and real estate loans in excess of \$1.5 billion. I am part-owner of Oceans Grille, a local neighborhood pub on the Galt.

Why did you agree to become President of PDM?

I want the opportunity to improve my home and our condo building. I take great pride in ownership and really love where we live here on the Galt. Serving as president will enable me to help my neighbors and work to bring about more harmony in our building once everything returns to normal. As president, I want to be part of promoting a healthy, harmonious family climate at our wonderful home in PDM.

What’s going to happen to our quarterly maintenance fee next year?

I asked the budget committee to prepare a **financially sound budget that does not increase our maintenance fee**. I am committed to working with the committee and board to **ensure we do not increase our maintenance fee**, while meeting the needs of the building and owners. **There also will not be a special assessment.**

What are your three primary goals for this year?

First, finish many of the small projects that are currently underway or unfinished. These include such items as the planters on the North deck, repair concrete cracks in our building, and try and salvage the pavers on the decks. Unfortunately, we painted the decks but did not repair the cracks under the pavers – so as we lift the pavers to repair the many cracks, the pavers are crumbling.

Second, we must address the concrete cracks which have been ignored. Failure to repair them is causing more damage to our building. Some cracks are so severe that when it rains, water comes into owner’s apartments. We will address this issue shortly – and **without an assessment**. The proposed budget will have funds to complete the \$300,000 project.



Ray & Mara Garcia enjoying a social event in our Ocean Lounge.

Third, we must prepare for our 40-year inspection by 2014. Broward County requires 40-year old buildings to be recertified by a licensed professional engineer to guarantee the structural and electrical integrity and ensure it’s safe for continued occupancy. The checklist is known – so I want to complete the repairs over the next three years so that when we are inspected, we receive approval. That way, surprises are avoided as well as the possibility of special assessments. **Let’s be prepared – not face punishment for failing!**

What actions have you already taken to improve our building?

The first is to stabilize the maintenance department. The board has appointed Roberto Flores as Maintenance Supervisor. Roberto has worked at our building for several years and knows it well. He will be directing our maintenance activities. We hired a maintenance employee who specializes in tile work, concrete and deck cracks – he is busy repairing cracks under the pavers to stop the leaks in the garages and water from flowing out of electrical outlets when it rains.

All department heads (maintenance, security, cleaning) are on a monitoring checklist system so that we can track work assigned and completed. This will allow us to ensure quality control and that priorities are given to the most pressing concerns in the building. This will be a team effort with all departments working together. We have installed an asset-liability system so we can track all of the association’s assets and avoid theft or assets disappearing.

NEW PRESIDENT *(cont'd from pg. 1)*

Last, I have revived the committee system in our building so owners can participate and know their opinions and input are valuable and will be considered. The budget committee is working on the 2012 proposed budget. A decorating/landscaping committee is up and running. Other committees will be created in the near future. All committees will hold open, noticed meetings so owners can attend and participate.

How is your approach to running our building different from the past president?

I want to encourage and ensure that we have more and better communications between owners and the board of directors. Owners should have the opportunity to help make decisions in our building – many owners have talents and ideas that have been silenced or ignored in the past. **No ONE person should run our building**, while owners are kept in the dark about what is happening. Many owners have great ideas – and I want to hear those ideas and see which ones we can implement at our home.

What role should owners play in running the building?

The best role is to serve on a committee and share with your fellow owners your ideas on how to

improve our home. I want a mix of owners on the committee and want all owners to know their input will be taken seriously and opinions will be respected. I want feedback from owners – ask questions – share ideas – be proactive. I will have an open door policy where I am accessible to all owners and their opinions.

How do you view the role of the board of directors?

I want a cohesive group who works together for the good of the building. It's my home too – and I am committed to make it a better place to live. All meetings, board and committee, will be open and there will be communications to owners after the meetings. I want all board members involved in the discussions and decisions of the board – **I do not and will not allow ONE MAN RULE.**

What do you hope to accomplish by the end of the year?

My greatest goal is to have owners view PDM as a wonderful place to live and be happy living here. They should enjoy their home and consider PDM as the Star of the Galt.

FROM THE PROPERTY MANAGER'S DESK

It has been my pleasure to serve as Property Manager at Playa Del Mar for the past year. I have enjoyed working here at PDM and meeting so many of the residents. I appreciate your input on issues as they arise and your assistance with possible solutions. We have a staff that communicates and works cohesively. We all will continue to do so in order to keep Playa Del Mar as the best building on the mile.

PDM is faced with many maintenance issues that are typical in any association of this age and makeup as I have found in over 15 years of experience as a property manager. We are addressing these issues in a systematic order while being cognizant of the financial constraints that they entail. So far we have taken care of many maintenance problems and all well under budget. These projects include:

The beach and promenade deck lounges, chairs and tables have all been repaired and painted. The umbrellas are being repaired and recovered and the bases painted. All the pool furniture has been cleaned or painted so it all has a fresh look.

All the A/C closet doors, meter room doors and refuse room doors are being repaired and repainted as well as the elevator door frames, doors and baseboards around area where tile was installed.



(L to R) Ashley Knapp/Secretary, Tania Gonzalez/Building Manager, Rosie Bowers/Assistant Manager

We are repairing the leaks in the garage above or next to any vehicles first and all other major ones that can be done until our concrete restoration project gets under way. Plants will be ordered and planted in the North deck planters as soon as hurricane season is over as recommended by the landscaper.

There are still many residents I haven't met but please be aware that my door is always open. This is your home and investment, and you have a right to know what is going on and always deserve an answer to an inquiry. Incorrect information is a disservice to you and serves no benefit to the association. I am available to meet, speak on the phone, or by email at marcondo@bellsouth.net. Remember our staff is here to assist you in all matters relating to Playa del Mar.

PDM ONE BIN RECYCLING CENTER

We hope that all residents have seen the new **PDM One Bin Recycling Center** banner in the lower garage and it will serve as a reminder how easy recycling can be at PDM. For the second year PDM participated in the City of Fort Lauderdale program of **Volunteers for Recycling** and earned a \$315 award for 2010. The sign was purchased with monies from the 2009 award of \$325. PDM is now looking into purchasing reusable totes to make it easier for owners to carry their recyclable items to the bins located in the lower garage with the balance of money.

Recycling is a "WIN, WIN" for PDM and the environment. The sanitation contract at PDM is \$56,000.00 a year. Trash removal is the bulk of the costs. Recycling reduce the cost of waste collection by reducing the size of the garbage dumpster and the frequency of the pickups.

No need to separate these items in the recycle bins.

- All newspapers, magazines, catalogs, phone books, paperback books, milk cartons, juice boxes and clean papers, don't forget all those envelopes and junk mail, clean cardboard boxes including soda can boxes and cereal boxes, (please flatten, limit 36" X 36") glass bottles, plastic bottles, jugs, aluminum cans, steel or tin cans, (remember to rinse to avoid bug infestation)

DO NOT place these items in the PDM One Bin Recycling bins.

- No toys, No food contaminated paper, cardboard or waxed cardboard, No tires, No Styrofoam or plastic take out containers or trays, No plastic bags or plastic wrap, No pots, pans, metal utensils, or scrap metal, No ceramics, mirrors, or glassware.
- Plastic caps from bottles are NOT recyclable.

Please contact Linda Eiding in #110 if you would like to participate in the **Volunteers for Recycling** program. We could earn more \$\$\$ rewards if more residents get involved.

Beach Etiquette

Just a reminder when you are at the beach to follow these four easy rules:

1. **Pack an Eco-Friendly picnic.** Use reusable bags, cups, and containers. Avoid glass items.
2. **Remember to recycle.** Bring all recyclables to the PDM ONE BIN Recycling Center.
3. **Protect Marine Life.** Don't leave plastics on the beach to entangle wildlife.
4. **Don't Bury the Butts.** If you smoke don't let the beach become your personal ashtray.

Finally, please remember to return your lounge chairs to the protection of the PDM Sea Wall!



PDM SALES IN 2011

\$220,000, 3900 GALT OCEAN DRIVE 304
 \$265,000, 3900 GALT OCEAN DRIVE 2714
 \$320,000, 3900 GALT OCEAN DRIVE 2812
 \$370,000, 3900 GALT OCEAN DRIVE 1803
 \$670,000, 3900 GALT OCEAN DRIVE 1701
 \$243,000, 3900 GALT OCEAN DRIVE 2204
 \$435,000, 3900 GALT OCEAN DRIVE 1411

\$365,000, 3900 GALT OCEAN DRIVE 1611
 \$320,000, 3900 GALT OCEAN DRIVE 615
 \$450,000, 3900 GALT OCEAN DRIVE 911
 \$243,000, 3900 GALT OCEAN DRIVE 2204
 \$225,000, 3900 GALT OCEAN DRIVE 904
 \$190,000, 3900 GALT OCEAN DRIVE 508

(Information from the Broward County Property Appraiser's Office Jan-Aug 2011)

GOINGS ON THE GALT

Notice there are no more Winn-Dixie shopping carts along the Galt Ocean Mile? The reason is Winn-Dixie has put locks on the shopping cart wheels so they cannot be taken off the property. Now if you shop at W-D, you have to drive or bring your own shopping transporter to get your groceries home.

The Broward Property Appraiser has sent out the preliminary tax notices (called TRIM Notice) to all owners. It gives you the assessed value of your property and the possible tax bill from all the local government entities. Local budgets have to be approved by October 1 – then we will know the tax rate. Fort Lauderdale is not raising taxes (property or fire assessment fee), but other governments are making adjustments. To look at your property assessment, go to www.bcpa.net – it also gives you all the information you need regarding your tax assessments.

The Fort Lauderdale Air Show is back, scheduled for April 28-29, 2012. After a five year hiatus, the City of Fort Lauderdale will resume celebrating an annual spectacle that applauds our heroic men and women in harm's way. It will not be as large as past Air & Sea shows, but will feature many aviation activities demonstrated by our military men and women.

If you want to know more about what's happening on the Galt, the *Galt Mile News* is published monthly. Editor Eric Berkowitz provides much information about issues and concerns for members of our community. You can also visit the Galt Mile Community Association website, www.galtmile.com, where there is a great deal of information about the 27 member buildings, Fort Lauderdale, state and local legislation, and numerous other topics.

ATTENTION ALL OWNERS

If you would like to have your balcony floor cleaned and refurbished, please sign-up at the front desk or the PDM office. The cost for owners will be \$395 for large balconies and \$285 for small balconies.

If you are not in residence or want more information about refurbishing your balcony or sign-up for this offer, contact the PDM office at 954-561-0990 or email marcondo@bellsouth.net.

NEW NEIGHBORS

Welcome our new neighbors in PDM:

- 108 Terry Franckhauser (Lease)
- 111 David Black & Steven Rosenberg (Lease)
- 115 Charles & Geisa Berger (Lease)
- 201 Giancarlo & Caroline Cordoni (Lease)
- 304 Blaine Astorn
- 305 Chirs Molho & Corbin Neilson (Lease)
- 416 David & Ada Trent (Lease)
- 508 Fuad Mashaal
- 615 Anita Chang
- 904 Saverio Folino
- 1209 Kyle Clendaniel & Kelly Lewin (Lease)
- 1411 Timur & Nilufer Sumer
- 1505 David & Deborah Stansel (Lease)
- 1508 Maria Lorena Saenz (Lease)
- 1609 David Weisstub
- 1611 Jerome Mandel
- 1705 Giuseppe & Cynthia Affrunti (Lease)
- 1712 Rachel Romano (Lease)
- 1803 John Munroe & Amy Ciccirelli
- 2204 Daniel O'Connell & Maria Schluter
- 2714 Irene Schyberger
- 2812 Ed & Lynda Napolitano
- 2815 Felipe & Melissa Villaveces (Lease)

DID YOU KNOW?

- Median property tax for PDM owners is \$5,097.27
- Total yearly property taxes paid by the 370 PDM owners is \$2,028,690
- PDM ranks #14 out of the top 100 condo taxpayers in Fort Lauderdale
- Median sale price of a unit in PDM is \$365,000
- % of units currently for sale is 2.70%



PLAYA DEL MAR ASSOCIATION, INC.

3900 Galt Ocean DR

Fort Lauderdale, FL 33308

954-561-0990 – OFFICE

954-561-5009 – LOBBY

954-561-0076 – GARAGE/RECEIVING

954-563-9239 – FAX

marcondo@bellsouth.net – EMAIL ADDRESS