

PRESIDENT'S CORNER



It's hard to believe half of the year is already gone and the hurricane season is under way. All residents should have received the PDM Hurricane Procedures in case of a serious hurricane. If you didn't receive these, please

contact the management office to obtain a copy. No doubt a lot of you that live here year round have noticed quite a bit of activity in and around the building. My president's report in May detailed many of the projects/issues getting our attention.

Roberto's maintenance team is busy with day-to-day projects as well as special assignments which I will get into more detail later in this update. Tania, Rosie and Abigail, in the office, are also kept very busy directing and supporting the many projects in the building as we prepare for our 40 year recertification with the county. Let's not forget Kenny and his security team that looks after our well being and Gabby and her cleaning crew that keeps our home spotless!

Myself and your Board of Directors are working hard to get the building, our home, back to "tip-top" shape so we can once again be the Pride of the Galt! Michael Hickman continues to assist in the office one day a week. Fred Nesbitt, our treasurer, works tirelessly to continue to find ways to stay on budget. Mike Demonia is working with contractors and our building engineer on pending projects. Carolyn Kervin is quite active with the landscaping committee trying to make our home as beautiful as possible while staying within budget restraints. Larry Hager is also working on a several PDM projects.

Don't forget there is a "suggestion box" in the mailroom that I encourage you to use to provide us feedback on any problem or for that matter to let us know when something is being done right. I love it when I get a note from one of the residents complimenting one of our employees for a job well done.

This newsletter contains a brief update on some of the ongoing projects at PDM, some small, some big, but ALL without a special assessment!

Have a wonderful summer whether it's here at PDM or your other home!

-Ray Garcia, PDM President

BEACH RESTORATION COMING NEXT FALL

The project is now expected to begin in about 16 months --November 2013. Governmental agencies presented their plan for our beach restoration at a public meeting on the Galt. Only a handful of Galt residents showed up for the meeting whereas hundreds were expected. Various government agency officials attended. This project is the result of the coordinated effort from the city, county, state and federal government agencies. This process began around 2004. At this meeting it was announced that the Galt will get about a 75 yard wide beach which is roughly half way from our building to the buoys off of our beach.

Source of Sand: Offshore vs. Sand Mine The sand (750,000 cubic yards) will be trucked in from a sand mine in upstate Florida. This seems to be the choice rather than pumping sand in from the ocean. There are several reasons for the choice. First, pumping sand in from the ocean will cause harm to the creatures living in the sand and coral. Second, the sand off of our shore is very fine, and much of it would be washed away after the first few storms. The sand mined from upstate is coarser and clumps together when wet so it will stay on our beach longer. And, the mined sand approach gets the fastest approval from various government agencies. However the mining process costs more than pumping (\$38.3 vs. \$45.6 million). Most of the cost is born by the federal government with some finances by local governments. And, the mining process will take 3 years whereas the pumping process six months of work-- but pumping would require many more years in the approval process, if it were approved at all.

How the Work Is Expected To Be Done Work will only take place during the non-turtle season- which is from November to May. To get the massive amount of sand on the beach trucks will ferry the sand to the beach. Trucks will dump the sand just north of the Galt in Lauderdale-By-The-Sea, and just south of the Galt at Oakland Park Blvd each night. Truck caravans will arrive at night--all night-- to minimize daytime traffic problems during the busy winter season.

During the day, tractors will move the sand in place on the Galt. Although the plan is not finalized, it seems that the beach restoration may start in the middle of the Galt first --and then work down the beach from the middle on both sides. If so, this means the Playa Del Mar will be one of the first to get its beach restored, involving only a few months of interruption.

FROM THE PROPERTY MANAGER'S DESK

As most of you know, this board with management and the maintenance staff, have started a very aggressive preventive maintenance program.

The cooling towers were cleaned recently and this will be done once a year to prolong their need for replacement and allow us to budget for this expense. The a/c units in the building will also work more efficiently by keeping them clean. We also had our trash chutes professionally cleaned and sanitized and were told they are in excellent shape. We will soon complete the restoration of all the roof piping, steel beams and concrete supports of the cooling towers which were in deplorable condition due to many years of neglect.

We are also working on the exit doors to the stairwells removing all the rust, applying a rust inhibitor, repainting and replacing the weather stripping. This will be done to all the exit doors. We are trying to accomplish as much of the outside work as we possibly can because we are already into hurricane season and want to be ready should a storm develop.

We have a long list of projects that we are working on based on priorities. Due to this you may notice that some of the minor indoor maintenance work may take a little longer to get done than usual, so please bear with us as we are trying very hard to get everything done.

I will continue giving you progress reports at the coffee with the manager meetings but of course if you have any questions or concerns you are welcome to come into the office or contact me by phone or email.

*(L to R) Abigail Cruz, Secretary;
Tania Gonzalez, Property Manager;
Rosie Bowers, Asst. Manager*



GO GREEN COMMITTEE

The PDM GO Green committee met to discuss how PDM can improve recycling and energy savings in our building. We currently have a balance of \$555.50 monies that were earned by participating in the Green Your Routine, Volunteers for Recycling Committee of the City of Fort Lauderdale. One stipulation is the money must be used to promote recycling, energy, and water conservation.

We currently have added recycle containers on the beach, pool, BBQ areas and mail room. Please recycle all cans, plastic bottles, and clean paper and boxes. Please break boxes down flat so more recyclables can fit into the recycling cans in the lower garage. We are a ONE BIN System and there is no separating any of the acceptable recycle items in any of the recycle

bins. The GO Green Committee wishes to thank all residents for their cooperation. Remember it is a WIN WIN for all of us to recycle. We plan to include a letter to new residents concerning the recycle procedures in the building.

The committee, with the help of Marshall Eiding's lighting expertise, recommended replacing the candelabra light bulbs in the lobby with LED light bulbs. The current bulbs have a 2,000 hour lamp life, while the LED bulbs have a 35,000 hour lamp life! The projected savings are \$10,341.00 over the next four years. One candelabra is currently being tested with the new lights. The Committee will contribute \$450 toward the purchase of the bulbs. PDM Board member, Fred Nesbitt who is also on the committee, will present the information to the PDM Board for consideration. We are also looking at other areas that lights are on 24 hours a day that would benefit to change to LED bulbs.

Finally The GO GREEN Committee recommends replacing any shower heads in public areas with low flow water saver ones (beach, pool, ladies and men's bathrooms). If anyone would like to participate with Fort Lauderdale's Green Your Routine, please contact Linda Eiding in unit 110.

NEW NEIGHBORS

Welcome to our new neighbors at PDM:

303	Leo & Maria Rinomato
407	John Corso & Marian Sullivan
414	Gildo Gioia & Pasqualina Amato
515	Harry & Karen & Jason Holding
717	Douglas & Kathy Tozer
808	Kevin Borwick (Lease)
1008	Nanci Macomber (Lease)
1106	Nelson & Giselle Lugones
1209	Dana Anglin (Lease)
1704	Peter Catanese
1507	Peter Cooper
1511	Deni & Maryann Di Tullio
1905	Adolfo Palumbo & Marisa Mancini
2012	David Marcus
2116	Sofia Mercer & Joe Buel
2516	Nassim Bassiri & Ali Shayesteh
2804	Jim & Iris Muri (Lease)
2914	Gabriela Fojt
2915	Mumtaz & Rengin Usmen

BALCONY RECOATING

We are now ready to begin recoating the balconies of those owners who signed up for this repair. The cost is borne by the owners - \$285 for a smaller balcony and \$395 for a larger balcony. Contact the management office, pay the amount due, and then your balcony will be scheduled. If you didn't sign up for this repair, contact the management office - it's not too late.

GOINGS ON THE GALT

AIA CHANGES Work has begun to modify A1A traffic lanes which run parallel to the Galt Mile. Lanes will be reduced from 3 in each direction to 2 in each direction---much like A1A just south of Oakland Park Blvd. The new A1A configuration is expected to provide better safety for pedestrians and motorists as well as provide a more pleasant greening appearance to the area. The work is expected to be finished this December.

PANHANDLING Our past newsletters discussed an increase in panhandling on the Galt. We reported that police told the Galt Association that the Galt's regular panhandlers had homes. For example, one bench sitter had a rental apartment provided by social services which also set him up with Social Security and Medicaid. Another homeless bench sitter owned a home in Coral Springs. We reported in this newsletter that the police warned that the Galt bench sitters were getting \$100- \$150 a day from the good people on the Galt - and the word of our generosity was spreading to those people looking for easy money.

The panhandling on the Galt now seems to be greatly reduced thanks to the efforts of the Galt's private police patrol and residents who stopped giving money when warned by their individual buildings of the scam. By the way, police say that they direct real homeless people they encounter to social services of Fort Lauderdale --should they be interested.

The city of Ft Lauderdale has taken additional steps to curb panhandling in downtown Fort Lauderdale. Effective May 15, panhandling is prohibited 15 feet from ATM's, outdoor cafes, and government buildings. This was done to protect tourists and businesses in that area who reported a marked increase in this problem in recent months. Violators are subject to a \$500 fine and/or 60 days in jail. It is possible that this restriction could be extended to the Galt area.

GALT CRIME Crime on the Galt continues to be the lowest in Fort Lauderdale, and Broward County. Much credit for this is given to the Galt's private police patrol, which consists of off-duty Fort Lauderdale police patrolling our beach and the Galt Mile street. All buildings on the Galt -- except our building-- pay for this service which costs \$20 per apartment per year. Our board has refused to pay for this service for the past several years. Our building contributed to fund for off duty police protection for only one year in the past. But --crimes do happen on the Galt, and the off-duty police make arrests when working in our private police patrol.

NEW LOCAL TRAIN SERVICE New train service may be coming to our area soon. **Express: Ft. Lauderdale to Orlando and Miami:** It was reported to the Galt Association that a new train service - privately owned - will begin operations in 2014 making stops only in Miami, Fort Lauderdale, West Palm Beach and Orlando. It will not be high speed like the bullet train but they say it will be fast. The private company expects to make their profit from the large volume of tourists traveling between Southern Florida cities and the

amusement parks in Orlando. It will use a combination of existing railroad tracks and a new 40 mile track to be built in the Orlando area.

Jupiter to Miami Downtown Rail Service: Our government is planning a new commuter rail which will link downtown areas from Jupiter to Miami. The first portion of this link will be built from downtown Fort Lauderdale to downtown Miami. Work is expected to begin in 2014. This new rail line will have several link stations with Tri-Rail and the subway line in Miami. And while on the subject of trains, the Miami subway is near completion of a spur going to all terminals in the Miami Airport. Tri-Rail is also working on a new station at Miami Airport which will link to this new line taking you directly to each terminal.

POLITICS AND VOTING Our city commissioner, Bruce Roberts, reports that efforts are underway to change the local election cycle from dates in January and March to the federal election cycle in November. The current system for local elections costs about \$400,000 per election, whereas piggy-backing local elections on the federal cycle will cost \$35,000 for the local election. He did not mention the other benefit--the local election dates are confusing. It will take some 3 or 4 years to implement this change.

What will continue is forbidding political party affiliations in local elections. Candidates of both Democratic and Republican parties are not permitted to campaign under the banner of their party nor attack a challenger because of political affiliation. Also, in the election booth, the policy of the candidates' political affiliation not being shown will continue. Both the local Democratic and Republican parties agreed that it has no place in local government. Only the issues of local importance are debated. One candidate in Lauderdale-By-The Sea campaigned as a Republican and attacked his opponent for being Democrat. He is being fined and reprimanded for this by his own Republican party. Would it be possible to extend this agreement to the state and federal level --you think?

EMERGENCY CONTACT INFORMATION

The management office maintains a list of PDM residents that might need special assistance in case of an emergency such as a fire or hurricane. Residents who need this assistance are urged to sign-up in the management office - listing the individual, apartment number, and type of assistance needed. It helps both PDM and the emergency responders when the need arises.

ELECTION DATES - PLEASE VOTE

Primary Election Tuesday, August 14, 2012

X Federal officials, state and local officials

General Election Tuesday, November 6, 2012

X President, Federal officials, state and local officials

CALENDAR OF EVENTS

Local Green Markets:

Coral Ridge Outdoor Green Market located at Plaza 3000 at 3000 North Federal Highway (US 1) in Fort Lauderdale is a year-round open air market every Saturday, 9am-3pm

Las Olas Outdoor Gourmet Market at 1201 E. Las Olas Boulevard at SE 12th Avenue Fort Lauderdale, open Sundays 9:00am-2:00pm

Marando Farms open October located at 1401 S.W. First Avenue, downtown Fort Lauderdale thru July on Saturday and Sunday 9:00am-4:00pm

Events:

- The City of Fort Lauderdale will celebrate America's Independence Day 4th of July spectacular on Fort Lauderdale beach from 11:00 a.m. to 9:30 p.m. on Wednesday, July 4, 2012. City of Fort Lauderdale presents its annual fireworks show off of A1A and Las Olas Boulevard.

- Fort Lauderdale Parks and Recreation Department's 34th Annual Starlight Musical Concert takes place on the football field at Holiday Park (located at East Sunrise Boulevard and Federal Highway) on Friday nights, 7:00 – 10:00 pm, June 15 through August 3, 2012. The series will feature an exciting line up of bands.

- On the first Saturday of every month, neighborhood merchants sponsor the North Beach Art Walk on 32nd and 33rd street west of A1A from 7 pm to 11 pm.

- On Friday, June 22, 2012, for only \$20, you can ride the Sun Trolley on the 17th Street Causeway Fort Lauderdale Bus Loop Route and receive a free drink at each participating venue!

- First-of-its kind event, Art Walk Las Olas will take place on the third Thursday of every month.

- Every Saturday evening (from June 2 to August 11) enjoy more than 20 live performances, dozens of vendors and restaurants along a mile of beachfront in the heart of Fort Lauderdale Beach.

- Every Friday from 7 pm - 10 pm enjoy an outdoor festival of music and merriment sponsored by The Lauderdale-by-the-Sea Chamber of Commerce and THE VILLAGE GRILLE & VILLAGE PUMP! Located at Commercial Boulevard and the Beach, this month's events are scheduled for June 1, 8, 15, 22 and 29.

BEING A GOOD NEIGHBOR

Living in a condo can be challenging. It takes just a little effort to be a good neighbor. Please be aware that your neighbors live above and below you – and noise travels in our building. The trash room is for putting trash down the trash chute – not putting your trash on the floor. Remember to recycle (no need to separate) in the lower garage – it saves PDM money on trash collection. Don't throw anything off your balcony – cigarette butts, water, or other products. It's not nice to treat your neighbors this way – and it is against Fort Lauderdale city ordinances. See – it's easy to be a good neighbor!

IN-HOUSE MAINTENANCE GOING STRONG

The new PDM in-house maintenance program is off to a successful start. It allows residents to request and pay for minor repairs in their apartment, with the work being done by our maintenance department employees. The work is scheduled through the management office during the hours of 9 am – 12 noon. For owners not in full-time residence, the in-house maintenance program offers them caretaker services of watching their unit while they are up North during the summer months. The cost is \$30 per month (or \$300 per year) and includes replacing the A/C filter and checking on the apartment for leaks, mold and any other problems. It's a great way to protect your apartment when you are not here. Contact the management office for more details.

PDM SALES (January – June, 2012)

3900 GALT OCEAN DRIVE 303 - \$325,000
 3900 GALT OCEAN DRIVE 407 - \$452,500
 3900 GALT OCEAN DRIVE 414 - \$190,000
 3900 GALT OCEAN DRIVE 515 - \$330,000
 3900 GALT OCEAN DRIVE 717 - \$610,000
 3900 GALT OCEAN DRIVE 1106 - \$495,000
 3900 GALT OCEAN DRIVE 1507 - \$550,000
 3900 GALT OCEAN DRIVE 1704 - \$225,000
 3900 GALT OCEAN DRIVE 1905 - \$371,000
 3900 GALT OCEAN DRIVE 2012 - \$270,000
 3900 GALT OCEAN DRIVE 2116 - \$350,000
 3900 GALT OCEAN DRIVE 2516 - \$385,000
 3900 GALT OCEAN DRIVE 2914 - \$275,000
 3900 GALT OCEAN DRIVE 2915 - \$397,000

(Information from the Broward County Appraiser's Office)

PLAYA DEL MAR ASSOCIATION

3900 GALT OCEAN DRIVE

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