



# Playa del Mar Newsletter



Playa del Mar

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Volume 11 Issue 3

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OCTOBER 2007

## SUMMARY OF BOARD MEETING SEPT. 25, 2007

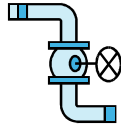
A Board meeting was held on September 25, with members Boffa, Lecht, Antonello and Stern present, DeMonia and Marsalona excused and Von Schlieffen was absent.

### POSSIBLE MAINTENANCE INCREASE

Bob Boffa, President of the PDM Board, reported to owners that with 9 months of financial statements available for 2007, it appears that we may end this year with a \$150,000 deficit. He said this could result in an increase in the owners' maintenance bill for 2008. Bob explained that two expenses were the reason for this deficit.

 The first expense is our building's water bill. Last year it averaged \$8,500 per month, and this year, it averages \$14,000 per month. Projected out to the end of 2007, our water bill is expected to be \$70,000 over budget. Bob said that he ordered security to check units for leaks, such as running toilets, sinks, etc. during the monthly pest control rounds.


The second expense item contributing to the projected \$150,000 deficit is Maintenance and Repair. The budget for this expense for 2007 was \$35,000, but the actual expense for all of 2007 is projected to be \$125,000. Much of this expense deficit was caused by extra work being done to support building projects, such as installation of our new roof, expansion joint replacement, etc. For example, a \$40,000 expense was incurred to replace piping and stands holding up the building's water tower related to the new roof installation. This expense had not been budgeted for this year. *(The Roof & Expansion Joints were part of the last assessment, so it does not effect the operating Budget.)*



Some owners requested that non-recurring items, which make up this deficit, not be included in the maintenance increase, but financed with a one-time assessment.

Our Board's 2008 budget meeting will be held in November.

### OTHER MONEY ISSUES

 Bob said we are bound by the Comcast Cable contract, which provides increase's by 6% per year for 12 years. Dan Lecht, PDM Treasurer, has been trying to negotiate a better deal with Comcast now that this area has two competing cable companies - Comcast and AT&T. Dan had no luck. He is now trying to get AT&T to buy out Comcast's contract with us. Bob also complimented Dan for finding out that we were erroneously paying sales tax for our cleaning contract, which saved PDM \$21,000. PDM negotiated next year's garbage collection contract with no increase in cost.

**NEW POOL FURNITURE:** The cost was \$31,000. It was paid out of budget reserves under deferred maintenance and not the maintenance budget.



### VANGUARD

William Hall, Project Manager from Vanguard Security, spoke and answered questions from owners. Bill said that the transition is going well. Our new security system will provide guards with pictures of all residents of our building. Vanguard sent to the Board its hurricane policy, which is posted in the mailroom. Vanguard will also enforce the "no back in parking" rule in our garages. Backing into a parking space is forbidden unless a posted sign says otherwise. Both Keith (PDM Manager) and Bob asked that all residents treat our security guards with respect as they are here for our protection. Overall, owners were pleased with Vanguard Security, although there are still some bugs to work out.



## BUILDING MANAGER'S REPORT



2007 of \$150,000.

**FINANCES:** Keith is preparing the budget for next year for board review. The board is expected to approve a 2.5% increase in maintenance for 2008, along with a one time special assessment to cover the projected shortfall for

### WATER LEAKS

All residents are asked to report to the office any suspected running water sounds. Five toilets continuously flushing could make up that water bill deficit of \$70,000. Residents who are leaving their unit for an extended period should turn off all water. Another possibility is leaking pipes, especially on the air conditioner lines.



**STAFF:** The maintenance staff now has staggered workdays for weekend coverage

**EMERGENCY GENERATOR:** The new emergency generator is on the south side of our building and covered with shrubs. A diesel generator was selected over gas, saving PDM \$100,000. There is a 5-day supply of oil in the tank; a chemical is added to the stored oil, which will permit storage for years.

**EXTERIOR WORK:** The south visitor parking lot is expected to be completed early November. Expansion joints are being replaced by Kay Restoration, and SPS is repaving the visitor parking deck. SPS submitted a \$76,000 bid to replace the expansion joints outside, while Kay Restoration submitted a bid of \$69,000 to replace expansion joints outside as well as inside the south garage. That is the reason for the unexpected work (and dust on those south garage cars) in that area. SPS is the contractor that also installed our balconies. Some railings on those balconies are defective and the paint is peeling off. Originally, SPS was planning to fix the defective railings after the parking lot paving was complete. SPS now seems intent not to honor its warranty with our building, and the PDM may have to bring SPS to court to enforce the warranty.



**LOBBY DECORATION:** Lobby decoration will begin after the exterior work is complete in November. There is a Decorating Committee being formed just for that purpose. You can join this committee. Contact the office if you wish to volunteer your services. The budget is about \$400,000. This money has already been assessed.

**OUTSIDE:** A pool telephone is now working and has access only to the front desk. Two outside clocks have been installed—one by the pool the other on the Promenade. The Promenade also has two new BBQ's (gas fueled) on the north side. New cream-colored umbrellas will be installed by the pool, the red umbrellas will be moved to the Promenade, new pool chairs will be placed around the pool, and 30 additional beach chairs will be on our beach. A new pool heater is expected to be installed during November. We will use a gas heater instead of electric.



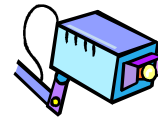
**NEW PROCEDURES:** Fifteen new shopping carts will be available to assist residents with those bundles. A new system for releasing the carts is ready to be installed. Carts will be released when a card is inserted into a new system. Each unit is entitled to 1 card at a price of \$10, which will release one shopping cart from the system. Returning the cart gets you your card back. This system is expected to be installed in mid October. Go to the office to purchase your card. The board felt this procedure was necessary, as so many residents were not returning their carts to the garage for others to use. (See channel 96 for more details.)



**BUILDING PROBLEMS:** Decks around the pool and the sitting area on the north side of our building are not waterproof. This is causing leaks into our garages. Several years ago, Playa Del Sol addressed this problem and it cost about \$1 million. At this time, our Board has no specific plans to fix the deck. The other problem is the corroded air conditioner water and drain pipes. Right now, we fix the pipes as they break. We had to empty our water towers several times this year to fix these pipes. This could be a contributing factor for our out of control water bill. This problem also knocks out air conditioning to whole stacks for a day or more. PDM is considering various options to fix this problem. Our building engineer inspected the lower garage for leaks. He could find no problem other than some pipes not being fully sealed. Our maintenance staff is now sealing these pipes.



**SECURITY CAMERAS AT WORK**



Recently a PDM owner had temporarily set his briefcase containing his laptop, business files, passport and other personal effects, outside an elevator glass door in the lower garage. In the short time it took him to park his car, the briefcase and its contents disappeared. Although it was early in the evening, no report was made of it ever being found that night or the next morning, compelling the owner to file a police report! Thanks to the video tape taken by our security cameras and viewed the following day, the owner was able to recover his briefcase and its contents (albeit 22 hours later!) based on the images in the video tape. It is sad that we even have the need for 32 security cameras on our property, but we have had incidences in and around our home that mandate this kind of surveillance.



**TIDBITS**



**LABOR DAY BARBEQUE**

Thanks to the hard working efforts of Ellen Lesser and her team, a good time was had by the many residents at the annual Labor Day barbeque held on the North Promenade.. Board Secretary, Mike Marsalona helped at the barbeque grill trying to keep up with the demand for hot dogs and hamburgers.

**PARKING GARAGE DECALS**

The new garage decals for the front windshields are available. This will assist security guards in identifying authorized cars as they enter the lower garage and as auto ID for Security should their be any kind of parking issues.. Pick up your decal at the office.

**BOARD MEETINGS VIA INTERNET**

Bob said that the new security system is up and running and has the feature to provide a streaming audio of future PDM Board meetings for those owners who are not able to attend meetings. Your newsletter will give you instructions for internet access when this feature is available.

## Financial Status of PDM

In an effort to keep owners informed about the finances of PDM, the **Newsletter** is publishing a summary of the financial report for the first eight months (January-August). This is an **unaudited** statement; an audit is performed yearly at the end of the fiscal year.

From Jan-Aug of this year, revenues and expenses are reported compared to the year-to-date 2007 budget and whether each area is over or under budget.

Revenues, including quarterly maintenance fees: \$1,850,826 vs. \$1,832,873 (**\$17,952 under budget**) [this does not include the special assessment].

Expenses: Administration: \$82,208 (**\$6,041 over**);

Insurance: \$444,257 (**\$38,743 under**);

Payroll: \$449,656 (**\$26,323 over**);

Payroll Related: \$96,857 (**\$20,476 under**);

Utilities: \$385,475 (**\$38,142 over**);

Repairs/Maintenance: \$323,422 (**\$79,389 over**);

Reserves: \$141,673 (on budget);

Total Expenses: \$1,923,548 (**\$90,676 over**).

Due to maintenance and utilities, there is a budget deficit and a **year-end projected deficit of \$148,071**.

### Current Reserve Funds Balances: (as of the end of August:)

Roof \$18,750;

Painting \$33,000;

Surfacing \$133,642;

Cooling Tower \$47,998;

**Gym/Lobby/Lounge \$216,257\*;**

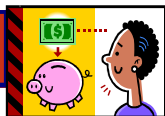
**Carpeting \$109,431\*;**

**Interest \$104,229\*;**

Deferred Maintenance \$86,286.

Total reserves are \$749,591. **In the decorating reserve line are the three items marked with asterisks, which provide a total potential redecorating budget of \$429,917.**

## CORRECTION



In our July Newsletter, we were told that the Management caught an error of overpayment of taxes on janitorial services. Actually it was our Board Treasurer, Dan Lecht that discovered it, resulting in a return of \$21,000. Thank you Dan!

## Vanguard Security

Have you noticed the new faces of our security at Playa del Mar? We hope all owners and renters will introduce themselves and get to know the new team.



Beginning August 1, new security services were provided by Vanguard Security. By now, we are sure you have seen the new faces around our building, including **Joy Puertas**, who works on the front desk. Joy comes to PDM after working for Vanguard for the past 8 ½ years at another condo building. Her biggest challenge is getting to know the names and faces of the owners and renters. She said most have been very friendly, introducing themselves and welcoming our new security to the building.

Their goal is to protect our building and occupants, and deter crime. In that effort, the three security personnel, who work each shift (front desk, lower garage receiving and roving security), are in radio contact with each other to provide a crime-free environment for our building. Their job is enhanced by good lighting and being observant to what is happening in all areas of the building. The new security cameras will help them observe areas that had not been covered.

At the desk, Joy receives luggage, flowers, fruit baskets, envelopes, balloon arrangements and other small deliveries for us. Joy is the first person to greet owners and visitors – and creates the first image of PDM. She has also called 911 on several occasions when one of our owners or guests needed emergency medical attention. The new pool phone, which can be used for emergencies or to contact security, is answered at the front desk and then the message radioed to the roving security.



The biggest challenge for Joy in her new job has been parking – given that the north garage and parking deck have been under construction for four months, and there is very limited parking in front of the building. Construction in the south garage at the same time placed more burdens on the parking situation. The office has contacted residents to seek permission to use their garage parking spaces during the construction; most have agreed, however, some have refused to cooperate, even though their space is vacant.

Joy said that whenever someone sees suspicious activities or encounters an individual breaking the rules, the best course of action is to contact security and allow them to handle the situation. That is their job and what they are trained to do. (See article on Security Cameras at Work)

Prior to joining Vanguard, Joy worked as a bank teller and bell captain. She has a daughter and is expecting her first grandson in October. At her last condo, she thought of the owners as “her family” and got to know them personally through her 8 ½ years service. She is looking forward to getting to know the PDM family.



## Know your PDM Employees

## Your Newsletter Staff



### JOSE LUCERO

Jose Lucero has worked for Playa del Mar for the past eight years, and is currently our Chief Engineer. He is responsible for the maintenance of our building, supervising eleven employees who perform janitorial, maintenance and pool operations. His biggest frustration is work not finished ASAP – both his work and that of contractors working for PDM.

In this capacity as building engineer, Jose and his crew are responsible for many aspects of the building: cooling towers, pipes, drains, electrical, air conditioning, elevators, fire alarms and in-house repairs.

He also coordinates contractors working on the building and additionally, works with the fire department on their annual inspection and with vendors performing work projects. He is also responsible for purchasing supplies and items such as the new grills on the promenade deck. While he works over 40 hours a week, he is on call 24/7 in case of a building emergency, which seems to happen all too frequently.



During the recent garage/parking renovations, one concern was parking for residents and vendors doing work in the building. We were able to get space agreements from neighboring buildings and Winn-Dixie to help with the temporary overflow.



Jose becomes extra busy during the threat of a hurricane, when he and his crew must prepare the building: shut off the cooling towers, secure the elevators, and bring in all the outside furniture. They even check the balconies of residents – to make sure all furniture is removed, and if not, they remove the furniture. (Editor's Note: Residents who close their hurricane shutters and leave during hurricane season should bring all balcony furniture inside – and not place an extra burden on PDM employees and other residents in jeopardy of flying patio furniture.)



On the agenda for the crew in the near future are three items: sealing the pool parameter; removing the wallpaper and painting the north card room, and painting the hallways.

Jose, born in Guatemala, came to the United States in 1993. Prior to working for PDM, he was a mechanical engineer in a commercial building in Fort Lauderdale. He is studying at BOMA Institute, working toward both a Systems Maintenance Technician (SMT) and System Maintenance Administrator (SMA) professional designations. Jose and his wife, Yadenis, have two children: a son, Jose Jr., age 15 months, and a daughter, Dianelys, age 3 months.

The next time you see Jose, say hello and thank him for the work he does for our building.



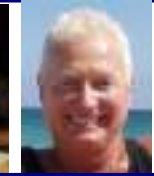
**Barbara**  
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**Rich**  
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**Phyllis**  
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**Lance**  
2512



**Fred**  
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If you would like to receive your PDM Newsletter faster, please provide us with your email address. That way you will be the first to receive a copy of the most recent Newsletter. In addition, this will save printing and postage costs since we will not have to mail copies to all owners. Your Newsletter staff wants to make sure owners are fully informed in a timely fashion on all issues of concern to residents and owners.

We will not share your email address with anyone else – it will be used strictly for distribution of the PDM Newsletter.

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Email the information to: [playadelmar@gmail.net](mailto:playadelmar@gmail.net).

The Newsletter can also be viewed in color in the mail-room and on our PDM website at

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

### 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