



Playa del Mar Newsletter



Playa del Mar


Volume IV Issue I

WINTER 2009

AMENDMENTS FAIL TO PASS!

Special Association Meeting


January 15th, 2009



A special meeting of the association was held to vote on two amendments; (1) staggered terms for the Board of Directors and (2) for prohibiting of dogs. Both failed to garner sufficient votes of the association to pass.

Although staggered terms are currently in our docs, there is a new law that disallows staggered terms and is a part of the new Condominium Act. The association was required to reaffirm our staggered terms currently in our Condo docs by a minimum of 186 votes. The amendment only received 171 votes and failed to meet the required votes of 50% plus one of the association. Our association will now require that ALL candidates for the board will have to run EVERY year unless the staggered terms are resubmitted for another vote.

Additionally, in an effort to put some muscle into our Rules & Regulations, prohibiting dogs, the association petitioned the board to submit an amendment to our Condominium docs, prohibiting dogs. This vote required 70% of those in attendance plus submitted proxies and failed also.



Over a third of PDM owners didn't vote at all. Some were disqualified because of a discrepancy in the voting certificates or in some cases, duplicate votes!

Although the dog amendment to our docs failed, our Rules and Regulations prohibiting dogs are still in force, as is the form included in the screening folder stating that dogs are not permitted. To date, nothing has changed.

BOARD ELECTIONS

KNOW YOUR CANDIDATES!

Soon you will have the opportunity to meet and challenge the eleven candidates that are running for the board. This will be your opportunity to vote in candidates that support your interests here in the Playa del Mar.



In these most difficult times you will want a Board that will support the rules and regulations of the association, be forever watchful over unnecessary spending, protect the integrity and esthetics of the building, insure safety and be mindful of the people they represent.

Your newly elected Board of Directors will have the authority to update and change our current rules and regulations. It is so important that you take an interest in the candidates running for the five open positions on the board.

Rules and Regulations are set forth in the knowledge that all residents and guests of good will, who are considerate of their neighbors, will voluntarily give their wholehearted support to the rules of our building.



If you are passionate about enforcing our rules, make sure that when you "Meet the Candidates" running for the Board, that you are satisfied that they have your best interest at heart when voting.

Meet the Candidates Night will be held in the Ocean Lounge on Tuesday, Feb 10th. Check channel 96 and the posted signs for the exact time.

The annual meeting and voting will be on Tuesday the 24th at 7 PM in the Ocean Lounge

GET OUT & VOTE!.



The re-decorating project that began December 2007 has given PDM a major face-lift and has transformed our building into an up-dated and elegant ambience. We are pleased to say that other than a few minor details in the Bar, Ocean Lounge, etc. we have completed our project.

When we presented the re-decorating project at the Dec. '07 Board meeting, I explained that we understood that with changes, we knew we couldn't please everyone's taste, but we would do our best to try to make selections that are fresh, finest quality and appropriate to bring our building up to the standards of a luxury residence.

We asked for everyone's cooperation, because we understood that 50% would like what we did, and 50% probably wouldn't. Although we haven't made everyone entirely happy, and we're sorry for that, we have received sooooo many compliments. We think we well surpassed the 50% of people who do like what we've accomplished. After literally 1000's of hours of much research, planning, decision-making and shopping, the public spaces are completed. We must say, with the cooperation and support of the board and not to forget our wonderful manager Sam, we all worked as a team, and by doing some work in-house were able to accomplish much more than we planned.



We commend our President, Bob Boffa, for keeping his commitment and allowing us to be creative with the allotted budget. Because of that, with relentless negotiations, we were able to do much more than we hoped. As you can see, we have also moved into Phase III, the Ocean Lounge and Library renovations. We are proud to say, we are still within our budget.

If you haven't checked out what has been done, or haven't read the decorating progress updates that we prepared for everyone, please take some time and walk thru the building. Take a peek at the Card, Media Rooms, Bar and Library. Pay attention to not only the major changes, but to the small details as well, and we think you will also be as proud of your home as we are.

After all our work, we are asking for your help in keeping the integrity of the rooms at it's optimal. So, if you're kind enough to donate your books to our library, please place them on the shelves rather than piling them on the tables.

Also, if you temporarily move furniture in any of the public spaces, we would appreciate you're taking a minute and placing them back to their original location. We would love to keep the integrity of the room at it's finest.

Now that our volunteer obligation is completed, if you have any questions regarding the renovation project, please address them to the office. We are sure they will handle all your needs in the most expedient way.

Again, we'd like to thank those who gave their support, took their time to share so many compliments with us and for those who showed their gratitude for the time and efforts we've invested in making our building beautiful.

Annette Gamburg & Joan Weinberg



SOCIAL ACTIVITIES



Social Committee from left to right Mia, Diane, Beverly, Millie, Carolyn & Ellen

We are so lucky to have an active and energetic Social Committee devoted to provide great social events here at Playa del Mar. Watching them in action at this most recent Dinner/Dance event was almost exhausting. They are involved before, during and after each event. From shopping, setting up, preparing, serving and cleaning up after it is all over. A well oiled team.

The turnout was one of the best with over 70 owners and their guests. They battled with the sound system but still managed to get people up on the dance floor.



Prior to this event was a movie night in the movie lounge (Victoria Victoria) and then a Sunday brunch. Pictured below are the DeMonias and the Hagers at the Sunday brunch.

Coming up soon will be a Valentines Party followed by a Saint Pats party in March. Stay tuned to Channel 96 and the bulletin boards. The Social Com-



mittee events have been so successful in the past, they were able to purchase a 32 inch TV for the bar out of the proceeds, getting the most for their money and excellent management of the funds. Maybe Happy hours in the future????

Support your committees and attend the events. Get to know your neighbors. Get involved and have some fun.

VOLUNTEERS ALWAYS WELCOME!

We are asking for some volunteers to categorize and organize the books in the library. If anyone is interested, please leave your name in the office.



Recently, the pool gas heater was replaced. The heater was less than two years old and was still under warranty. The manufacturer replaced it at no charge. The temperature of the water in the pool is being maintained at around 82 to 84 degrees.



The re-painting of balcony rails, although bad weather has caused delay, three quarters of the job is completed. The project is now progressing along at a slower rate due to the severity of the railings on the pool deck side of the building. It is projected that the completion of the project will be in the month of May.

The repair of the concrete cracks on the catwalk parapet walls is completed. The damage on the north portion of the catwalks proved to be the more serious. The repairs were thorough and done in an excellent manner.



The cooling tower has now been cleaned and the entire system has been thoroughly flushed to get rid of the slush that is produced by dead algae. This much needed preventative maintenance procedure had not been performed in over two years and this cleaning will minimize the a/c problems that you may have during the summer months. This project was well planned and several feet of damaged pipe and several bad shut-off valves were replaced, taking advantage of the down-time. This was possible by the skills and knowledge of our staff and the leadership of our chief engineer, Chris Palms.

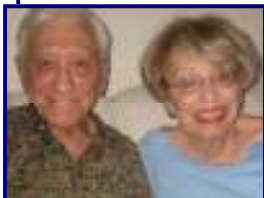
The landscaping of the building has shown much improvement. The palm trees are now dormant and will not be growing new fronds in the next three months. Although they could use some trimming, doing so at this time would be unwise spending because we would have to trim them again in the summer in preparation for hurricane season.



We will be revisiting the sealing of the pavers around the pool deck in the next couple of weeks. Once back on the job, it should not be more than two weeks for completion.

'Down the road', we have automatic doors being installed in the lower garage elevator landings. They have been ordered and this project should be completed within the next four weeks. The lower garage will also be receiving much need attention, such as washing and painting.

KNOW YOUR NEIGHBORS



Howard & Joan Tannenbaum hail from Brooklyn N.Y. They've been married 53 years and consider themselves true New Yorkers. Howard practiced law for a short time and then entered the city probation department. Joan was a school teacher for 30 years. Both graduated from New York City colleges.--- Joan from Hunter College for her BA and Brooklyn College for her MA. Howie graduated from Brooklyn Law

School. After retiring to Ft. Lauderdale, Joan became active in three areas. She is an ardent supporter of ORT America continuing her interest in educating the young through fundraising and held office in Ocean Mile Chapter in almost every position. She was president of the chapter for many years and now serves as financial secretary, Joan has served on many committees at PDM.. (Admissions, social and rules and regulations) She's always ready to get a petition out if she feels strongly about a cause. As recording secretary of the Galt Ocean Grassroots Democratic Club, she can be found championing many democratic club interests. She worked hard getting the vote out for Obama.

Howard ran the Bridge Club at PDM for many years, served on a committee to hear charges against an owner during Bruce Burtoff's Administration and actively exercises. **They feel blessed having their daughter and three grandchildren living in Boca.**

TID BITS

NO NEWS IS GOOD NEWS



The status of Calypso deepwater gas port off our beach is basically on hold. There has not been any activity from Suez Gas company concerning the project. NO final public hearing is scheduled. Governor Crist can not vote on the project until after the final hearing. Owners should continue to write letters to Governor Crist voicing their opposition to the Calypso Deep Water Gas Port. Candidates in the February 10, City and County elections expressed their opposition to Calypso as well as our current local officials representing the Galt Mile. So we are hoping that:

NO NEWS IS GOOD NEWS!

Share your Talents, Knowledge & Expertise

Have you ever thought about all the incredible talented residents in our building? Why not share your talents with your fellow residents. Start a book club.



How about being a part of a lecture series? We have Doctors, Lawyers, Artists, Chefs, & Computer Experts, to name a few.

Do you speak a second language? Share it!



Our public rooms are all beautifully re-decorated and should be used daily.



Please notify the office of your interest in any of these ideas or add some of your own.

We will be electing a new PDM board in February and they will also need volunteers to fill the Standing committees. Please volunteer to help your fellow residents and Board.

- Green Team Committee (deals with energy efficiency/recycling)
- Rules and Regulations Committee
- Pool and Beach Committee
- Gym Committee
- Finance and Insurance Committee
- Building and Safety Committee
- Social Committee

Christopher Frank Palms. Building Engineer



Chris was born in the Bronx N.Y. and moved to Brooklyn at age 2 where he spent the next 30 years. His first job was at Ranshaw plumbing and heating in Whitestone NY in 1982.

Chris married six years ago to Mindi and they have two beautiful children Chris Jr 5 years and Vinny who is 3.

He started here at Playa del Mar on Oct 21st 2008 and although unfamiliar with our building and with the help of Manager Sam Aponte, he has learned the complexity of the building. Chris has already contributed a lot of his own expertise. ***“Management has been great letting me get to know this wonderful building and has supported most of my decisions and goals for Playa del Mar.”***



Over the years, Chris gained his experience as an engineer at two different hotel complexes and then in a retirement community. He goes on to say that condo life is very different, but that he adjusts very quickly.

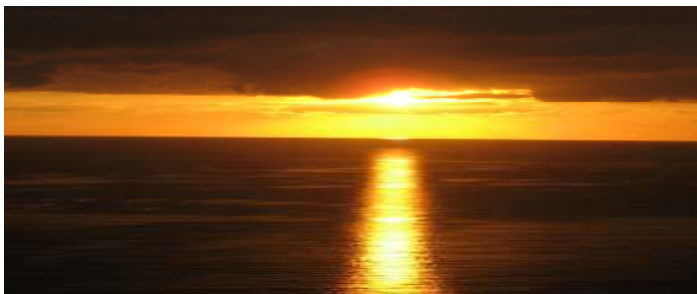
The residents and staff here at Playa del Mar have made him feel very welcome.



Currently Chris is working on replacing the many pipes that are cracked in the building and is working on all the building equipment to bring everything up to proper working conditions.

Chris hopes to have a long relationship with PDM and it's residents.

Welcome aboard Chris!



Sunrise from the 24th floor!

Your Newsletter Staff



Barbara
2304



Phyllis
2404



Linda
110

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

The Newsletter would like to thank Richard Solewin for his detailed reporting over the last three years. Rich has an extraordinary talent for remembering every detail covered in meetings along with his many other contributions. We are sorry to lose him. “Happy retirement”, Rich.

Welcome New Residents October

Carmine & Aurelio Latella	Unit #2904
David & Erika Scott	Unit #1205
John S. Munroe & Amy Ponce (Lease)	Unit #1503
Joe & Karen Braswell (Lease)	Unit # 305
Dino Sebastiani	Unit #1803

November

Allen & Simone Koffman	Unit #2216
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December

Daniel Ingram & Maureen Donnelly	Unit #1917
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January

Martin Theolis & Natalia Erchova	Unit #2016
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We are still trying to achieve 100 % “GREEN” readership and request that you let us or the office know if you have internet access. We do not want to incur the labor, expense, paper, postage etc of printing and mailing your Newsletter if you have an email address. We post it in the mailroom and on our website at www.playadelmar.net. Thank you.

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