



Mar Del Plata
Condominium Assoc., Inc.
 6423 Collins Avenue
 Miami Beach, Florida 33140
<http://mardelplatamiamicbeach.com>

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President..... Manuel J. Pardo
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Treasurer Jose Perez
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OFFICE HOURS
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From Your President:

Dear Residents,

It is with great pleasure that I write the first letter to be published by our Mar del Plata monthly magazine. WOW! Who would have thought, I am a published writer! Well, I think I am. But seriously, this news letter is a venue for us to get to know each other better, and share some of our accomplishments, and points of interest. However, if you do not want to participate, by all means, do not!!

I want to share with you that it is not easy been a board member, those of you who have volunteered in the past and present, my hats goes off to you. I give you an example of what I go through every week.

I meet with Nelson at least 30 to 45 minutes at least 4 days every week, if I can not meet with him we communicate via email and/or phone. I get with him to go over any incident, sign checks, plan for the future assessments, etc. Mr. Perez is usually there after or before me too. Nelson sends me an average of 5 to 10 emails per day, with all that is going on with our 40 year certification and the Life Safety project. He also keeps me informed of all the legal projects in our State Legislation. There are a few bills that will benefit us, if the Governor does not veto them. We are keeping our fingers crossed on a couple that will impact our bottom line and will change the end date of the Life Safety process.

I encourage all of the owners to talk to your representatives, whether this is your permanent home, or weekend getaway. We (Condominiums owners) need help from the tactics of the banks. Foreclose apartments are held indefinitely and no maintenance is paid. There are a couple of bills that will remediate this; but if we are not active and write, email to our government representatives, we will continue to pay for the maintenance of those apartments until they are sold and the new owner pays us. Which I think it is also not right.

I want to let you know that we have the best manager handling this condominium, Nelson, is a hands on manager, always looking at improving the building, saving money, keeping the staff working and happy, and keeping me sane. He will have a great deal of work ahead of him when we start with the projects, I would like to ask of all of you to work with Jorge on any issues that might arise once we start. Believe me he will have his hands full.

And lastly, I have enjoyed been your president, I hope that I have not disappointed too many people, and that you give me good grades. As I said when you elected me, I am here to make sure that the building is safe, structurally sound, keep the morale high, and make Mar del Plata one of the most coveted buildings to live in. Remember this is my HOME.

PROXIES

Dear Residents,

You will be receiving two Proxies via mail for you to decide a couple of issues. One of the Proxies has to do with the moving of the Gyms. We have heard from a number of the owners that use the facilities on a regular basis that they would love to have the gym moved to the card room area. I am in favor of this move, and before I will give my approval I checked with Nelson what other use we have had in the Card Room, besides holding our Board meetings. As far as he remembers the Card Room has not been rented in over 3 years. Owners that use the Gym have expressed their frustration in using the room due to ceiling height; enclosed area (no view) women cannot use the weights unless they moved to the men's gym, etc. The Card Room will enhance their experience with a view of the pool and a larger area to exercise; but most important is an open area that allows the owners to see outside and be

seen also, given them a sense of security. The total cost to relocate all fitness equipment and create a partition wall would be around \$1000.00.

The other Proxy is to make a decision regarding the sprinklers for the Life Safety Report. Regardless of what you think or heard, we will have to place sprinklers in the building. There is on going legislation (CS/CS/HB 561) which if it passes, would allow high-rise condominium and cooperative associations to vote to completely avoid any obligation to retrofit the buildings with a fire sprinkler system or engineered life safety system and extend the deadline for others to 2019; however, legislators will not vote on this until November of this year and previous attempts have failed. See Nelson for more details on this. The Fire Inspector has advice us to go with the complete install of the sprinklers, and not with the partial. I have read what is needed for both and in the Proxy you will


see the difference. Which is cheaper for now, I really do not know; but if you look at the proxy and what is needed for full versus partial, partial will take more components to be done properly. Also, we were told by the Fire Inspector, that in the future we will have to go with the full sprinkler plan.



We will hold a Membership Meeting on April 22, 2010 to discuss the Proxies, and a regular Board Meeting to choose the companies for the first assessment. Thank you all for your patience, we are getting ready to start with our process to meet the 40 year certification and the Life Safety Report.

Manny Pardo
President Mar Del Plata Association

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New Carpet

We would like to ask everyone to use the mats throughout the building to wipe your feet before stepping onto the carpet in the corridors, this helps to keep most of the dirt and soil out off it and prolongs the life. Also, if your vehicle is currently leaking fluids we ask that you get it fixed as quickly as possible. There are some fluids such as hydraulic which are impossible to remove once imbedded in the fibers and gives the Association no choice but to replace the portion of the damaged carpet at owner and/or resident's expense. The Association is currently working on providing each resident with a floor mat for the front door at no expense; each mat will be labeled with the unit's number on the back.

Water Shut Off

When the water is shut-off throughout the building, please be conscious about not accidentally leaving any of the plumbing fixtures open. At times there's been situations where someone will open the cold water supply in the bathroom sink or bidet and forgets to close it before leaving the apartment. Once the water is turned back on the fixture begins to run without anyone noticing it until the units below begin to experience water dripping from above. Attention to detail will save you lots of money on costly repairs and you will avoid headaches.



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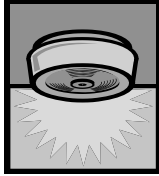
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Unit Smoke Detectors

For those of you that installed smoke detectors using A-1 Fire and Electric last year, they are currently working on the final inspection for each apartment and you will be informed by the Management Office when the final inspection is scheduled to take place. The process was delayed because drawings submitted to the city had to be changed in order to satisfy code requirements.



Plumbing

Please ensure that all of the plumbing fixtures in your apartment are inspected periodically by a licensed plumber in order to prevent costly accidents due to water damage. If you have a running toilet inform the Management Office so that it may be temporarily remedied by Maintenance. We have been experiencing a steady increase on the water consumption on the building's monthly water bill and number one issue always seems to be running toilets. This is usually caused by a defective flapper which is very inexpensive to replace.

Email Front Desk

We are happy to announce the Front Desk has email capability frontdesk6423@gmail.com . You now can use it to reserve the elevator for deliveries, inform a bout expected laborers, guests and any other type of information you may need to convey to the front desk personnel. This is very convenient as the front desk is manned twenty four hours a day, seven days a week unlike the Management Office.



Becker & Poliakoff

Anyone interested in keeping up with issues that affect condominiums may sign up at <http://www.becker-poliakoff.com/forms/ca.html>. By doing so, you will receive a weekly news letter via email that covers all sorts of condominium issues, we encourage everyone to stay informed.

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