



Mar Del Plata
Condominium Assoc., Inc.
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Message from the President

Dear Residents,

We have received a good response regarding our monthly magazine; to the members of the Board and those that work on the monthly contributions, we thank you. We will continue to work diligently to keep you informed about the latest news, events, amusing stories, etc. I welcome any one of you to share with us some of yours.

This 4th of July, traditionally, we celebrated the independence of this great country, and again fireworks will have illuminated the skies, an indulgence of food and drinks will have been consumed, and unfortunately our beautiful beach will have be covered with debris. But I hope that all of you, at some moment, in giving thanks for our freedom set the example for those who are not as grateful for our beautiful environment and helped to clean up and conserve the extension of our home.

In regards to the income and expenses incurred by the assessment and pending projects, Nelson is going to be placing an excel file on our website for all owners to review regularly. This file will include what has been collected, what has and will be expended as well as our running balance (deposits/expenses). The file will be updated every month as we collect assessment monies. I want to make sure that there is absolute transparency as to where our money is being spent.

As promised we will be working on the backyard, making some improvements. These improvements were not done sooner due to lack of funding. Money was instead deferred to replace a chiller tower resulting in an \$1800.00 monthly savings on the water bill.

We all enjoy living in a home that is welcoming and appealing to both owners and guests, so please take a moment to appreciate the front of the building and the new flowers planted by our staff. Our “back yard” is next with the assistance of a landscape engineer who is related to one of our owners and has volunteered to design a landscape that is both resistant to our sandy environment and appealing to the eye. The entry and egress from the building to the beach will also be upgraded to provide comfort and safety to all who enjoy our extended back yard, our beach. You will soon be able to enjoy a more beautiful and welcoming area for you and your families.

Manny Pardo, President

Trash Rooms

Bags containing trash are to be discarded by using the trash chute located in each trash room. Lately we have noticed a trend on several floors where trash bags are simply left on top of the recycling bins. **Also any large items which are unable to fit through the trash chute are to be discarded in the dumpsters located in the lobby parking lot.**

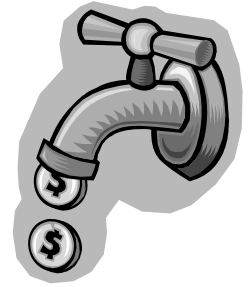
Remember, plastic bins are for recycling materials only, green containers are for plastics and blue containers are for paper, regular trash is to be discarded through the trash chute inside tied or knotted plastic trash bags.

Home Owners Insurance

As per Condominium Statutes 718.111.11.6, section 2, the Association may require each owner to provide proof of insurance upon request. However, because of the current volatile economic climate the Board has opted to let each owner decide on this matter and govern themselves accordingly.

Water Leaks

More often than not this is a subject of great controversy and confusion because when push comes to shove no one wants to be financially responsible for water damages to another unit. First and foremost as per the Mar Del Plata's Declaration, section 5.1, paragraphs 1 and 2, each owner is responsible for the maintenance, repairs and expense of all portions of his/her unit. The areas of the unit to be maintained include but are not limited to: air handler unit, dishwasher, refrigerator and plumbing fixtures. Plumbing fixtures and air handlers are the biggest contributors to our building's water leak damages.



Here are some things you could do to prevent a water leakage. It's important to be proactive and not sit back and wait until is too late.

Air Conditioning

- Clean the drip pan from the A/C's air handler before summer begins
- Ensure the drain pipe connected to the drip pan in not obstructed
- During the summer months check your drip pan at least once a month
- Replace filter once a month

Plumbing

- Have a CERTIFIED plumber inspect all the plumbing in your unit at least once every (2) years.
- Repair and/or replace all valves in the unit at least once every 10 years
- Toilet wax rings should be replaced at least every 5 to 7 years

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July Birthstone: RUBY

Birthstone Color: Red

July's birthstone is the ruby which symbolizes contentment. Its birth flower is the Larkspur or the Water Lily. The horoscopes are Cancer and Leo.

Is the seventh month of the year in the Gregorian calendar and one of seven Gregorian months with the length of 31 days? It is, on average, the warmest month in most of the Northern hemisphere (where it is the second month of summer) and the coldest month in much of the Southern hemisphere. The second half of the year commences in July. The birthstone for July is a red ruby. In the Southern Hemisphere, July is the seasonal equivalent of January in the Northern Hemisphere. In the Northern hemisphere:

Dog days begin in early July, when the hot sultry weather of summer usually starts. Previously, it was called Quintilis in Latin, since it was the fifth month in the ancient Roman calendar, before January became the first month of the calendar year (the year when displayed as twelve months in order) during the time of the decemvirs about 450 BC. In the ancient Roman calendar the ides of July fell on the 15th day of the month. July starts on the same day of the week as April every year, and January in leap years.

Like a perfect red rose, the Ruby's rich color speaks of love and passion. Called the "Rajnapura" or King of Gems by ancient Hindus, July's birthstone is among the most highly prized of gems throughout history. The Ruby was considered to have magical

powers, and was worn by royalty as a talisman against evil. It was thought to grow darker when peril was imminent, and to return to its original color once danger was past—provided it was in the hands of its rightful owner!

Rubies were thought to represent heat and power. Ancient tribes used the gem



as bullets for blow-guns, and it was said that a pot of water would boil instantly if a Ruby was tossed into it. Ground to powder and placed on the tongue, this crystal was used as a cure for indigestion.

It has been said that the Ruby's red glow comes from an internal flame that cannot be extinguished, making a gift of this stone symbolic of everlasting love. With its hardness and durability, it is a perfect engagement gem. And if worn on the left hand, ancient lore has it that the Ruby will bring good fortune to its wearer, too!

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New Condo Legislation 2010

As of July 1st 2010 new legislation was passed and became law affecting condominiums. Below are some of the changes to the Florida Statutes 718:

Upon issuance of proper notice, condominium, cooperative and homeowner associations may collect rent from the tenant of a unit owner that is delinquent in the payment of assessments to the association. The association may sue for eviction if the tenant does not remit the rent to the association.

In the case of owners delinquent in payment of assessments to the association for over 90 days, the Bill authorizes and establishes procedures for condominium and homeowner associations to suspend the right of an owner or an owner's guests to use the common elements, common facilities or any other association property until the monetary obligation is paid.

Condominium associations may also suspend voting rights if a unit owner is delinquent for more than 90 days in the payment of monetary obligations due to the association.

Candidates seeking to be elected to a condominium association's board of directors are no longer required to submit a certification form before the election; instead the certification form, or a certificate of completion of an educational curriculum administered by a Division-approved education provider, must be submitted within 90 days of such individual's election or appointment to the Board.

Condominium association board members delinquent in the payment of any monetary obligation to the association for more than 90 days shall be deemed to have abandoned their office, creating a vacancy on the board to be filled according to law.

Condominium and cooperative unit owners may opt out of retrofitting association common areas with a fire sprinkler system with the affirmative vote of a majority of all voting interests. If a condominium or cooperative does not opt out of the fire sprinkler retrofit, then the deadline to comply with such retrofit has been extended to must be completed by the end of 2019.

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