



Mar Del Plata
Condominium Assoc., Inc.
 6423 Collins Avenue
 Miami Beach, Florida 33141
<http://mardelplatamiamicbeach.com>

ASSOCIATION OFFICERS
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Vice Pres. Nancy H. Fernandez
Treasurer Jose Perez
Secretary..... Agustin Veitia
Director Marina Oppenheimer

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OFFICE HOURS
 Monday-Friday
 7:30 AM - 4:30 PM

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Message From Your President

Dear Residents,

I hope you all had an enjoyable 4th of July. As usual, it rained that day; but at least we had a dry evening and lots of fireworks were seen. We had requests to open the Penthouse that night, Sunday, unfortunately, that is the night our bartender does not work, and we do not have enough manpower to have a member of our staff on site. Past incidents have deterred us from opening the Penthouse without the presence of staff or security.

You may have noticed a new face on the weekends, that person is Pedro Pablo, a licensed security guard that will be working during the summer weekends and on holidays. There is one simple explanation for his new assignment, and that is to make sure our residents and guests adhere to all building rule and regulations. We have had incidents of toddlers with Pampers in the pool, children and adults diving/jumping into the pool, and some eating and drinking near the pool. We have no lifeguard on duty, there are signs posted around the pool area with the "Do's and Don'ts". We certainly do not want an accident; the Association (all owners) are liable; but most importantly we do not want anyone to be injured due to carelessness or disregard our safety rules. Pedro Pablo will be requesting your assistance in this matter and I hope that we treat him with respect and follow his instructions.

We have had in the past what we call a "delinquency list". This is a list of apartments whose owners are not paying maintenance fees. Some of these apartments are already in foreclosure process; but the bank has not yet executed them. So in the mean time we are in limbo, we cannot collect from the owners or the banks. As of last month we had a deficit of \$112,595.00; however we have had some great news. We won a long litigation with one owner, and sold two apartments. Our current deficit has been reduced to only \$69,192.84. This is GREAT NEWS!! But wait, there is more, thanks to the new law passed and signed by the Governor, we are in the process of serving owners that are not paying maintenance, and have tenants with a letter that will allow us to collect the monthly maintenance as of Aug 1st from the tenant. Although we can not collect any of the debts retroactively, at least this will keep us current. We also are looking into reverse foreclosure procedures that will force the bank to act faster.

As you can see there is much to be accomplished yet; but this turn of events has really given us a financial boost. Again my appreciation, and thanks to Nelson for his diligence and hard work. I hope all of you feel the same way I do.

Manny Pardo, President

Proper Attire

We live in a community where certain areas are considered “common areas” According to Encarta, it means, “Shared, of or for all”. Since these areas such as the lobby area are shared by all, we must compare it to our own living rooms in our individual units. It is not common courtesy to receive visitors while shirtless or dressed in pajamas. It has been brought to our attention that some owners/residents have been visiting the lobby of the building in their pajamas, without shirts or shoes. This is inappropriate and gives visitors to our building and our homes the perception that the residents of Mar Del Plata lack etiquette.

There is a dress code that must be observed by all, and it is very simple. When in a common area appropriate attire must be worn. Shoes and shirts should be worn at all times in the lobby and in common areas on the way to and from the beach or pool. We ask that all residents and their guests please adhere and conduct themselves in a manner that reflects good manners on themselves and all members of this community.

August

Facts about August

August is the eighth month, renamed by the Romans from Sextilis’, meaning sixth, to honor their emperor, Augustus.

August is the height of the summer time in the temperate zone of the Northern Hemisphere. The longest days of the year is passed, but the hot days remain. In the northern regions and mountains, cool nights and early frosts lets one know that the summer is about to come to an end. In the Southern Hemisphere, August means the winter will soon be over.

The birds are already planning to fly south for the winter. The insects are more noisier and numerous than in any other month. This is perhaps the busiest month for businesses, since most people take their vacations in August.

National Independence Day is observed in Bolivia, Ecuador, India, and Switzerland, during August.

The sardonyx and peridot are the gems for August. The poppy and gladiolus are the flowers for the month of August.



EREV ROSH HASHANAH
September 8 - 6:30PM

ROSH HASHANAH 1ST DAY
September 9
Shaharit - 9AM
Tashlich - 6PM
Meet at Temple, Walk to the Ocean
Ma'ariv - 7:30PM

ROSH HASHANAH 2ND DAY
September 10 - 9AM



KOL NIDRE
September 17 - 7PM

YOM KIPPUR
September 18
Shaharit - 9:30AM
Torah - 10:30AM
Sermon - 11:30AM
Yizkor - 12PM
Mussaf - 12:30PM
Minha - 6:15PM
Neilah - 7PM
Final Shofar - 7:56 PM

All times are approximate

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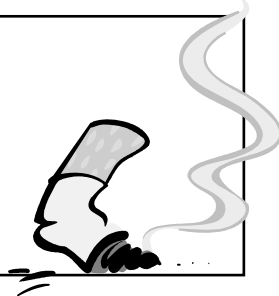
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Concrete Restoration

The goal is to begin the concrete restoration by January 2nd 2011; however, the replacement of the sanitary lines may force us to start sooner as some of these lines are located in areas where concrete must be repaired. Nevertheless, we will keep you informed if there are any changes.

Cigarette Butts

Please remember that if you or your guests smoke on your balcony, not to throw butts over the side. This is a fire hazard as well as a maintenance issue.



Unit's Front Doors

The front doors of your apartment are to remain closed at all times unless they are being used to egress or ingress the unit. Recently we have notice several apartments with the front door open apparently trying to get the cool air from the hallway into the unit. This is not only violation of the Rules & Regulations, but is also violation of the fire code as well. The Fire Department requires all doors in the corridor to remain closed at all times so that in case of a fire, the smoke won't travel from the hallway into a unit or vice versa.

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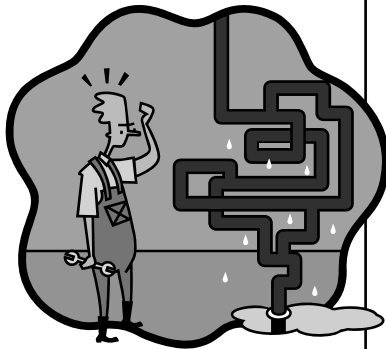
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Replacement of Sanitary Lines

By the time you receive this newsletter the replacement of the sanitary lines should be about to start or be well underway depending on the acquisition of the permit. This project will require shutting down the water risers at different times in order to allow the plumbers to work and although we will try to keep everyone informed, there will be unforeseen circumstances that will require shutting down the water to the entire building without notice. A (48) hour notice will be posted before each occurrence and we ask that you keep yourself informed in order to plan properly. Also, vehicles will need to be relocated to the West parking while the work is performed. If your vehicle needs to be relocated a letter will be placed under your door prior to the work commencing. The daily working schedule for the plumbers will be from 9:00 AM to 4:00 PM Monday through Friday and from 4:00 PM to 6:00 PM if required due to an emergency.

Plumbing Inspection

We will be conducting a routine inspection of all plumbing fixtures in each unit to make sure toilets, faucets and valves are not leaking. The inspection will be from Monday September 27th through Friday October 1st from 9:00 AM to 4:00 PM. We will communicate/coordinate in advance to schedule each unit.



INTERNET TIDBIT

Got too much stuff laying around? You might be able to find it all a good home. Freecycle.com is a website that aims to pair up people with something to get rid of and people who might just need that very item. Anything is fair game, but all items must be offered free of charge. The website was started as a way to keep usable items from ending up in landfills.

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(New Class)

Tuesday: **Dance**
(New Class)

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Jan 2011 - June 2011
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