



## Mar Del Plata

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

### ASSOCIATION OFFICERS

- President**..... Manuel J. Pardo
- Vice Pres.** .....Agustin Veitia
- Treasurer** ..... Jose Perez
- Secretary**..... Antonio Diaz
- Director** ..... Marina Oppenheimer

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### OFFICE HOURS

Monday-Friday ...7:30 AM - 4:30 PM

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## From the President:

First, thank you to all for your vote of confidence in re-electing me to serve on the Board of Directors. I was humbled by your response. I also want to congratulate, Marina Oppenheimer, and Tony Diaz for being elected and joining us. Our appreciation to those who volunteered to count the votes, Pilar Fernandez, Jose Hadidas, and Jose Manresa, who with assistance from Jorge, did a very thorough job. Again, I think that the owners' choices were a vote of confidence to the current and new members of the Board. Your vote reflects satisfaction with the way these difficult times have been handled and for that, we, the board members, thank you.

In this month's newsletter you will find an article from the Miami Beach magazine that addresses the concerns we have with the feral cats, please read it. There are some suggestions that we all should follow. Nelson is already helping the city workers with the clean up. If you see someone feeding the cats please let them know that it is illegal and if they continue you have the right to call the city.

We had a water leak in our storage room; again this shows the deterioration of our pipe system. The line in question is No. 10, after the plumbers closed it, the water did not stop from flowing. This tells us that there is another water line connected

to it. This obviously should not be. As it is, we will have to cut the water in the entire building every time we need to work on line 10. Nelson will continue to investigate how this happened and how to fix it.

We had the first inspection on the concrete repair work. The work is going well except the inspector wants to make sure that there are no reinforcing bars (rebars) with rust on them. We are purchasing what we need and by next week we should have them installed. Hopefully, we will then get the O.K. to pour the sealant. This process will give us an idea as to how many bags, (5 gallon pails of sealer) we need to purchase. Nelson is working diligently and is doing an outstanding job in monitoring this project.

And last we are still looking into the possibility of adding "On Demand" or "Pay-Per-View" in the Penthouse. We are also looking at other alternatives since the cable company wanted to charge us for another box, plus have an owner be responsible for payment and equipment. The latter is unacceptable, so we are continuing to explore possibilities. More to come on this and other points of interest next month...

Most sincerely, Manny Pardo

## Pets

In the past two months we have found pet urine and feces in the stairs and corridors. It appears that owners are allowing their pets to relieve them selves inside the building instead of taking the them outside. We have also found urine and feces in different sections of the lobby parking lot. As result, we will begin installing cameras in strategic locations in order to expose the perpetrators. Any one caught doing this will be summoned before the violations committee and fines may be imposed.

## From the City of Miami Beach

As you may have heard through media reports, several cases of hookworm were reported last summer that may have been contracted from infected animal feces. While most of the cases occurred many months ago on private property in a very limited, specific area of the city, no cases were reported to have occurred from contact east of the sand dunes. City officials have been working actively since last October to address this issue. City sanitation crews clean daily the public access areas west of the beach dunes from 46 to 65 streets (along with regular cleaning in all other public areas). The City is also working with condo and hotel properties to address cleanliness issues on private property, while continuing a partnership with the Cat Network to help control the feral cat population.

Residents and visitors are being reminded not to trespass on the sand dunes, not to litter, and to take common-sense precautions when using public access paths. "Nothing is more important to us than the health and safety of our residents and visitors and we are very confident that our efforts are addressing any issues and concerns," said Assistant City Manager Hilda Fernandez. "Our Public Works, Code Compliance, Sanitation and Community Outreach

staff has been working closely with other government agencies to implement a proactive action plan in our city."

One area proven to be beneficial has been in efforts to address the stray cat population. The Cat Network uses their mobile clinic to spay, neuter and vaccinate free-roaming cat populations through a humane "catch and release" program. Thanks to this effort, hundreds of cats have been "fixed" in the past year and a half. Monthly "Spay Days" are scheduled at convenient public locations using veterinarians that provide low-cost or free procedures. While the focus has been on stray cats, residents are encouraged to have their pets fixed, too.

Keeping animals healthy is another focus. The City initiated a "controlled feeding" project to help provide medications to feral cats. Thanks to a generous donation of cat food and medications from PetCo, a group of volunteers placed cat food with medicine in locations where feral cat colonies have been identified.

Condos and hotels are also asked ensure that no health and sanitation issues exist on their property. Private property managers are being encouraged to share information on the proper way to

feed animals and to ensure that animal feces left on frequently used private property is removed promptly, and the area cleaned. Individuals feeding the feral cat population are being told that they cannot place food directly on the ground, on leaves or plants, and immediately after the cats are finished eating. Leaving containers behind or placing food directly on the ground, leaves or plants is littering and can be subject to a violation and fine.

"Our desire is not to issue violations, it is to have our residents help us keep our city clean and avoid any health issues," explains Community Outreach Coordinator Lynn Bernstein. "We encourage anyone that feeds stray cats to help with this issue by doing so in a manner that doesn't create sanitation problems. They can also help by adding medications to the food. If they don't have medication, it can be provided to them."

### REPORT:

Let us know if you see anyone abandoning a cat or dog in a public area; see any dogs off leash; or see any dog owners failing to clean up after their animal. Also, please report littering or trespassing in our environmentally sensitive dunes. Code Compliance Division at: 305.673.7555

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## Fire Sprinklers

We were fortunate the law was changed (July 1<sup>st</sup> 2010) regarding the requirements for fire sprinklers in high rises. In order to take advantage of this opportunity we need 75% of all owners to vote (**not to install**) sprinklers inside units and common areas throughout the building.



To achieve this, the Association must obtain no less than 114 votes via proxy which must be submitted to the Fire Department and recorded with the Clerk of the Courts. If the Association fails or is unable to acquire the proper amount of votes by 2014, the Fire Department may force us to comply with existing Fire Code.

Proxies will be mailed out to each owner in the not too distant future regarding this matter and we will give everyone ample time to vote.

**Your participation is required.**

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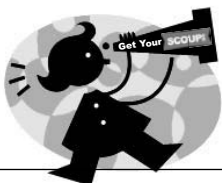
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