



## Mar Del Plata

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

### ASSOCIATION OFFICERS

- President**..... Manuel J. Pardo
- Vice Pres.** ..... Nancy H. Fernandez
- Treasurer** ..... Jose Perez
- Secretary**..... Agustin Veitia
- Director** ..... Marina Oppenheimer

### PROPERTY STAFF

- Manager**..... Nelson Borroto  
[mardelplatacondominium@gmail.com](mailto:mardelplatacondominium@gmail.com)
- Asst. Manager**..... Jorge Muñoz  
[mardelplatajorge@hotmail.com](mailto:mardelplatajorge@hotmail.com)
- Front Desk**.....  
[frontdesk6423@gmail.com](mailto:frontdesk6423@gmail.com)
- Asst. Engineer** ..... Ivan Esteves

### IMPORTANT NUMBERS

- Office**.....305-864-3232
- Fax** .....305-861-1011
- Front Desk**.....305-865-5641

### OFFICE HOURS

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

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## From the President:

I hope you all had a great time in our Penthouse ringing in the New Year and wish all of you a prosperous 2011. Forgive me if I forgot any one; but please thank, Nancy Fernandez, Mr. and Mrs. Toirac and Mr. and Mrs. Pena for their hard work in organizing the event. We were very sorry that we could not attend, but I was told that it was a success and I have heard only good comments. We will do it again in 2011.

The New Year begins with the clearance by the city to commence the concrete restoration. We have been working on the pipes, fire safety requirements due to new laws and the sealing of the windows. The company working on the windows is also doing concrete restoration and painting in and around the areas where they are doing the water sealing.

I have been asked several times if the concrete restoration has to do with the balconies, and the answer is yes, it is part of the project. However, there is much to discuss regarding the balconies and we project that phase of the restoration will be addressed in 2012. There is much to be done between now and then.

Concrete restoration is a messy job, lots of dust, and dirt. Nelson has hired additional people to try to keep the building clean. We have a crew that will work only on the concrete and two new hires for the building. The concrete work will be done in areas (quadrants) one at a time in order to reduce the dust. Again, it is a tedious, dirty and a long process. We must do it correctly. If we don't, the inspectors will not give us the green light

to proceed to the next area, so please have patience.

The city has issued a letter to Mar del Plata Condominium Association, in regards to the hook worm issue. They have aggressively pursued the matter. They are concerned about the consequences it can have on tourism, the gravity of the sickness and the potential for litigation. So far, we have met with some of the "cat feeders" and stated our position, we have also sent letters from our attorneys advising them to stop feeding the cats behind our property. Nelson's crew is also cleaning the area every day, applying chemicals to eliminate the worms and removing fecal matter. I have seen improvements and we must continue to monitor the area daily. I have asked Nelson how much this clean up is costing us and to keep track of the hours on a weekly basis.

We will elect three members to our Board to serve for the next two years. Please vote to select your choices. If you do not know the candidates please ask management or consult any of the owners that have been here for a while.

That is all for January, again 2011 will be a year of revitalizing our building, let's give our support to our manager as he embarks on these critical projects. And let's be patient and understanding of the inconveniences we will experience during this time. It will all be worth it in the end.

Most Sincerely,  
 Manny Pardo, President

## Concrete Restoration

The concrete restoration project has finally begun as a result, certain areas throughout the building will be off limits for periods of times while the work is performed. At some point in time, you may have to evacuate your assigned parking space and temporarily park your vehicle on the West lot across the street. Please remember that for safety reasons if the concrete restoration happens to be taking place near, above or below your assigned parking space, you will not be allowed to park there until the work is completed. Concrete restoration is complex and tedious work which involves laborers, contractors, engineers and inspectors.



We will make effort to try and contain the dust as much as possible; however, depending on the wind speed and direction there is a very good chance that that your vehicle will be exposed to dust on a daily basis. If you wish to avoid this, you may park your vehicle during the day on the West parking lot.

The Management Office will maintain everyone informed as the work progresses and you will receive notices with ample time if your vehicle must be temporarily relocated. Please be advised that the concrete restoration will take place Monday through Friday, from 9:00 AM to 4:00 PM. During these times it is going to be very noisy throughout the building because of the jack hammering.

We apologize for the inconvenience this will cause and ask for your cooperation and understanding.

## Running Toilets

Unfortunately we are continuing to find units with toilets that have constantly running water. This is usually caused by a faulty valve or flapper in the toilet's tank and if it goes on without being repaired is the same as leaving a faucet running. The sooner all of the toilets are repaired the sooner we will start saving some money on the monthly water bill. We are currently spending on average \$8,000.00 per month on the water bill.

## Pool Closure

The laborers from the waterproofing company are currently working around the pool area and for that reason the pool has been temporarily closed.

## Elections Board of Directors

Just a reminder that the annual meeting for the purpose of electing three positions on the Board of Directors will be held on January 26<sup>th</sup> at 7:00 PM in the card room.



## Trash Rooms

All large cardboard boxes are to be broken down and taken to the dumpsters located on the Southwest corner of the lobby level. Please do not dispose of any large boxe/s by simply leaving them inside the trash room or trying to send it down the chute.

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## T'was the month after Christmas

T'was the month after Christmas  
 and all through the house,  
 nothing would fit me, not even a  
 blouse;  
 The cookies I'd nibbled, the eggnog I  
 had to taste,  
 at the holiday parties had gone to my  
 waist;  
 When I got on the scales there arose  
 such a number!

When I walked to the store (less a  
 walk than a lumber),  
 I'd remember the marvelous meals I'd  
 prepared,  
 The gravies and sauces and beef nicely  
 rared;  
 The wine and the rum balls; the bread

and the cheese,  
 and the way I'd never said, "No thank  
 you, please."  
 As I dressed myself in my husband's  
 old shirt,  
 and prepared once again to do battle  
 with dirt,  
 I said to myself, as only I can,  
 "You can't spend a winter disguised as  
 a man!"

So, away with the last of the sour  
 cream dip.  
 Get rid of the fruit cake, every cracker  
 and chip.  
 Every last bit of food that I like must  
 be banished,

'til all the additional ounces have  
 vanished.  
 I won't have a cookie--not even a lick.  
 I'll want only to chew on a long celery  
 stick.  
 I won't have hot biscuits, or corn  
 bread, or pie,  
 I'll munch on a carrot and quietly cry.  
 I'm hungry, I'm lonesome, and life is  
 a bore,  
 But isn't that what January is for?

Unable to giggle, no longer a riot.  
 Happy New Year to all and to all a  
 good diet!

Author Unknown

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## Honoring Martin Luther King, Jr.

Since the age of 17, Martin Luther King was a Baptist minister who dedicated his entire adult life to fighting racism and segregation in the United States. Influenced by Gandhi's example of nonviolent persuasion, he organized peaceful boycotts and demonstrations, including the Montgomery Bus Boycott in 1955. In 1963, King headed a massive civil rights campaign in Birmingham, Alabama. This crusade was followed by major drives for voter registration, desegregation, and better housing and education in the South. Honoring his hard work and fortitude in the civil rights movement, King was awarded the Nobel Peace Prize in 1964. On April 4, 1968 he was assassinated in Memphis, Tennessee. Since 1986 the third Monday in January has been designated a legal holiday to honor this man of peace.

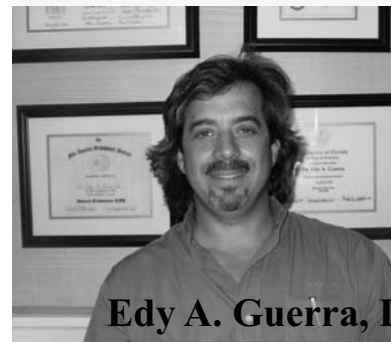
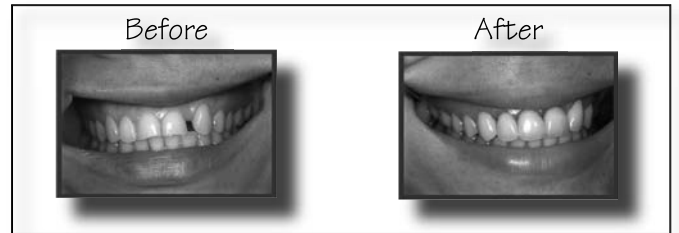


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## Miscellaneous



During the Middle Ages under the influence of the Christian Church, many countries moved the start of the year to one of several important Christian festivals — December 25 (the Nativity of Jesus), March 1, March 25 (the Annunciation), or even Easter. Eastern European countries (most of them with populations showing allegiance to the Orthodox Church) began their numbered year on September 1 from about 988.

In England, January 1 was celebrated as the New Year festival, but from the 12th century to 1752 the year in England began on March 25 (Lady Day). So, for example, the Parliamentary record records the execution of Charles I occurring in 1648 (as the year did not end until March 24), although modern histories adjust the start of the year to January 1 and record the execution as occurring in 1649.

Most western European countries changed the start of the year to January 1 before they adopted the Gregorian calendar. For example, Scotland changed the start of the Scottish New Year to January 1 in 1600. England, Ireland and the British colonies changed the start of the year to January 1 in 1752. Later that year in September, the Gregorian calendar was introduced throughout Britain and the British colonies. These two reforms were implemented by the Calendar (New Style) Act 1750.

January 1 became the official start of the year as follows:

- 1522 Venice
- 1544 Holy Roman Empire (Germany)
- 1556 Spain, Portugal
- 1559 Prussia, Sweden
- 1564 France
- 1576 Southern Netherlands
- 1579 Lorraine
- 1583 United Provinces of the Netherlands (northern)
- 1600 Scotland
- 1700 Russia
- 1721 Tuscany
- 1752 Great Britain (excluding Scotland) and its colonies

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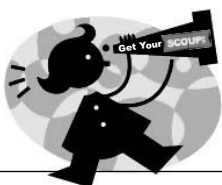
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