



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

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OFFICE HOURS
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 7:30 AM - 4:30 PM

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From Your President

Dear Residents,

Well it looks like the first edition of the Mar del Plata monthly magazine was a success and well accepted by all. I hope you find this one to be as informative as the first.

This month I want to talk about the upcoming assessment and our responsibility as Board Members. We must be cognizant of the financial difficulties that our economy has imposed upon us. At the same time, we have to begin the work in order to comply with the requirements from the State of Florida, the City of Miami Beach and our obligation to the owners of the condominium to pass the 40 year certification. Having looked at both issues, we will have an assessment that we feel is both achievable and responsible. Our plan will enable us to jump start the work while at the same time asks the least possible from you monetarily. Please understand that this endeavor has just started; there is no possible way to ascertain the precise date of completion due to the nature of the projects. For example, once we begin with the concrete restoration we will better understand the extent of the damage and the magnitude of the necessary repairs.

Another matter is the water intrusion coming into the building from our windows. Again there are only two ways to tackle this project. One is to change all the windows to storm proof panes. With all we have to do, this option is not financially viable. The other solution is to weather proof all the windows. This option is less expensive and although not as efficient as the replacing of the windows, is the course we have to take.

Finally, it looks like the fire sprinkler project will be delayed until 2019, this will give us an additional 5 years to work on it and breathing room to finish the 40 year projects. Please be reminded that we are all in this together, with your cooperation we will make ends meet and make Mar del Plata whole again.

Manny Pardo

Hurricane Season

A reminder to everyone that Hurricane season starts June 1st, and ends November 30th. Now is the time to begin reviewing your storm plan with your family and make sure that you are prepared in the event of an approaching storm. For more information please see our website <http://mardelplatamiamibeach.com>



Beach Erosion

(Our thanks to Marina Oppenheimer)

Ms. Oppenheimer- This is to respond to your request for information regarding our efforts to address beach erosion in the vicinity of 64th Street. As you probably know, all of Miami Beach is part of a Federal beach restoration project which was initially constructed in the mid to late 1970's. Since that time, we have maintained the project by replacing sand on an as-needed basis where needed. The beach in the area where you live has historically had higher erosion rates than other sections of Miami Beach, and has been re-nourished numerous times. In order to manage these high erosion areas more effectively, we have actively been investigating these areas to determine if other methods might be used to improve the durability of the restored beaches.

The project you mention below is part of an experimental erosion control program administered by the Army Corps of Engineers. The program evaluates different types of erosion control technologies, which if effective, can then

be applied to improving the performance of other restored beaches across the country. The project targeted for the 64th Street area consists of a series of three submerged breakwater structures which will reduce the wave energy striking the shoreline, which will subsequently reduce the rate of beach erosion. The breakwaters themselves will consist of rows of dome-shaped concrete structures called "Reefballs" which have been used in many areas of the world to create underwater reef habitat, and in a number of cases, to reduce beach erosion. The project specifically designed for your area will consist of three submerged structures, increasing in size from north to south (100', 250', and 400' long respectively) along approximately 1,250' of shoreline extending from the south end of 65th street park to approximately 63rd street. In addition to reducing beach erosion in that area, it is anticipated that the structures will enhance the available habitat for marine organisms.


In addition to the breakwater project, your segment of beach is also scheduled for a large scale beach nourishment project conducted by the Army Corps of Engineers in the Summer of 2011. As you are probably aware, Miami-Dade County DERM has been conducting small nourishment projects by trucking sand to the site to alleviate severe erosion and loss of the dune system. The larger project next year will fully restore the width of the beach to approximately 175' wide in front of the dune, and should eliminate the need for additional nourishment for a number of years. The current plan is to construct the submerged breakwaters immediately after the sand placement.

Brian Flynn
 Special Projects Administrator 2
 Miami-Dade DERM
 701 N.W. 1st Court, 5th Floor
 Miami, Florida 33136

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Effective June 1st, 2010, any vehicle without a decal or parking authorization will be towed from the parking lot at owner expense. If your vehicle currently does not have a decal or parking authorization, we ask that you get one as soon as possible from the Management Office before the due date (June 1st, 2010). Vehicle registration is required.

Flood Insurance

In 2009 FEMA determined the Building was not located in a flood zone and therefore was exempt from having to acquire a flood insurance policy. However, after a careful examination for potential liability to the building in case of a natural disaster, the Board opted to renew the Flood Insurance. You may obtain a copy of the certificate on our website (mar-delplatamiamicbeach.com) or simply call the management office.

Electronic Mailing

As per Florida Statutes, Official Records, section 7.A, all notices may be sent via email as long as the owner consents to receive notices by way of electronic transmission. If you are interested, simply sign a consent form from the management office and you will receive all future correspondence from the Association via email. To cancel you just need to provide the office with a written request stating you wish to stop receiving notices via electronic transmission.

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Assigned Parking Spaces

Each parking space on the lower garage or lobby levels is assigned to an individual resident in the building. We understand that at times it may be tempting to park on an empty space; however, be aware that you do so at your own peril. As per the Condo Documents, assigned parking spaces are considered limited common elements and are for the exclusive use of residents to which they are assigned to. Any vehicle caught parking on someone else's assigned space will be towed immediately without a warning.

Automatic Debit for Monthly Maintenance

You can now pay your maintenance dues automatically without having to write a check each month. To enroll you must fill out the automatic debit form which you can download at our website <http://mardelplatamiamicbeach.com>. The form must be accompanied with a voided check and you only need to do this once. Deductions will be made from your checking account on the first of each month and once enrolled, the automatic debit will continue until a termination letter is received from the owner.

Change of Address

Please remember to inform the Management Office if you change the mailing address or phone number. As per Condominium Statutes 718, the Association is only obligated to mail all materials to the last address provided by the owner.

How low will it go?

The condo you live in because of the location, economic stability of the HOA, very few bank foreclosures in the complex, and few sales to unit ratios contributes to the higher value than some of our neighbor complexes down the street. Mar Del Plata HOA stability is one of the major factors along with few sales in the building showing the market that the owners are sound and economically secure in the past purchase values. In our complex we have a large amount of owners that have maintained the complex and have had ownership of the units for longer than the average time ownership (5-8 yrs). This means that our long time owners are helping keep the values up! In recent studies of the condo real estate values within 1/2 mile of our complex we along with only several condo complexes (Akoya, 69, LaGorge, and Nautalis) are the top valued condos in the market. This is not to say that our units are very high valued but they are valued better than most and the desirability of the complex is what gives us the good, fair market value in a low market. Now, is this trend of deflation going to continue? Unfortunately Yes, Stay calm and eventually the values will slowly increase, never to the skyrocketed values of the 2005-2007 yrs. But they will get better if our HOA and owners stay together and do not give away any units in short sales deflated valued sales. Stay informed, investigate and analyze the market, deal with professional realtors and brokers with experience and knowledge of the neighborhood you and they live in, and times will rebound, never to all's satisfaction but they will rebuild in value and above all participate in your HOA events/functions/decisions as your opinion counts and helps regardless if negative or positive to what your HOA is doing!!!



Angel A. Caso, Professional Realtor, (14 yrs)
Mar Del Plata, Unit #1101

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