



Mar Del Plata

Condominium Assoc., Inc.
 6423 Collins Avenue
 Miami Beach, Florida 33141
<http://mardelplatamiamicom.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
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- Asst. Manager**..... Jorge Muñoz
mardelplatajorge@hotmail.com
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IMPORTANT NUMBERS

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- 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

There is much to address in this issue of the Mar del Plata newsletter: first our appreciation to the Budget committee! They did an outstanding job! The members of this committee, Tony Diaz, Nelson Borroto, Yolanda Fuentes, Pilar Fernandez, with assistance from Jose “Pepe” Perez and Willie Rodriguez worked hard for us to make sure that our employees were taken care of, that we kept all the amenities we have, and will meet the demands for electricity, water, etc. They accomplished it all and best of all we will not see an increase for the 2011 year on maintenance fees. If you see them, please thank them, they took time from their regular jobs and lives to work for all of us.

Nelson has posted signs about an outbreak of “hook worms”. Please take the time to read them and wear shoes when going to and from the beach. The outbreak is all over the beach, so please be cautious. We are working with the City of Miami Beach to control the cat population. When you receive this communication we will have already met with the CMB health inspectors and our attorneys. Residents are asked to refrain from feeding the cats as this is a health hazard.

You will see work going on outside the building, we have chosen a company that will do the waterproofing and the vertical concrete restoration. This will eliminate having to pay for additional scaffolding from another company. Thanks to Gus Veitia and Nelson for working with the company and getting the price down, (savings of over \$50,000.00) from what was originally quoted.

We have been working to replace valves, joints and sections of the piping system throughout the building and additional work has commenced on the 17th floor. I hope you have a chance to check our website www.mardelplatamiamicom.com and look at some of the pictures posted to see the condition of these pipes and valves. This was a disaster in the making. Again thanks to Nelson for spotting the risk and bringing it to our attention. Please be patient with all the repairs, we are in for a long haul. Cooperating with the work crews and Nelson’s requests, will go a long way in getting the job done quickly and professionally. Nelson’s maintenance team is going to insulate all the pipes in the air handler rooms located on the roof of the building. This work will be done by our crew and they will work on Saturdays and Sundays. This will represent a savings of over \$10,000.00 from the original proposal. I was assured that the noise level will be minimal since all the work will be performed on the roof area and inside these rooms.

From the President *(cont. from page 1)*

Finally, we did not have a Halloween party; but then again the elections are over. Talk about a Halloween event!! Seriously, this only means that we have the funds to plan for a great New Year's Eve celebration. We have much to celebrate! If anyone would like to volunteer to plan the event, please see Nancy Fernandez or Francis Peña. As in years past, limits of four guests per apartment are welcomed to attend, tickets will be reserved in the Management Office and a list of guests will be given to the Front Desk. We have had great parties and we want this year to be memorable.

Manny Pardo, President

Water Proofing Project

All materials for the waterproofing are currently being tested on several areas throughout the building, once these tests are approved by the manufacturer the actual work will begin. You will be given ample time to remove all items from your balcony prior to the work commencing on any area. Please remember that all exteriors portions of the building primarily windows will be pressured cleaned twice during the entire process. The first pressure clean application will be done to clean all surfaces before the sealing materials are applied. The second application will be done for the purpose of checking for water intrusion/leaks. For that reason we ask that you separate any items inside your unit away from the windows, sliding doors and balcony doors until the work is completed in order to avoid damage to your belongings.



New Email

Jorge Muñoz from the Management Office has a new email address mardelplatajorge@hotmail.com, please update your contact list.



A/C Software

Good Air is currently installing the much anticipated software that will control all components of the A/C system in your building. This software will run all components much more efficiently and we should see some significant savings in our electric bill with fewer interruptions.



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Plumbing Water Shut Downs

As you know we are replacing several sections of plumbing on the building from water supply to sanitary lines, this work is tedious, requires lots of planning and can only be done in sections. As a result, we have to shut down the water supply to the entire building two days per week at a time. We anticipate that this routine will continue for several more weeks until the work is completed. Due to the deteriorating condition of the galvanized piping, you may see at times either black or yellow water coming out of your faucet or shower, simply allow the water to run until it becomes clear again before you start using it. We apologize for these inconveniences.



Fire Sprinklers

The law regarding the sprinkler requirements changed in July 1st, 2010; as a result the building is no longer required to install sprinklers in common and limited common areas. However, achieving this requires 75% of the vote from the membership (owners) opting to not install sprinklers throughout the building. It is imperative that we take advantage of this great opportunity, as the law could change in the near future and we may find ourselves in the same predicament regarding the sprinklers prior to July 1st, 2010.

Once the building gets certified, there is nothing more the Fire Department can ask regarding life safety until the next 40 year certification due by year 2052, even if the code changes. After the next scheduled Board of Directors Meeting proxies will be sent out to every owner, your participation on this process is very important because the Fire Department will not be persuaded unless we have the required amount of votes.



Congratulations

Congratulations to one of our owners Arturo Sandoval, for winning a Grammy award for best instrumental album "A time for Love"
 Congratulations "Maestro"

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Smoke Detectors

If A-1 Fire installed a new wired smoke detector/s in your unit, be aware that we are working with the Miami Beach Fire and Building Departments in order to proceed with the final inspections. If you have received a notice from the Building Department regarding the expiration of your permit do not be concerned, we have been assured by the Fire Department these permits will not be allowed to expire. We are having some difficulties with the Building Department due to what appears to be internal issues and lack of communication amongst the city employees which may be the reason for the delay. We are scheduled to meet with representatives from these departments next week in order to resolve this problem. Your patience is greatly appreciated.

Concrete Restoration

We are very close to acquiring the permit for the concrete restoration; if all goes well, we are looking to start some time in December of this year or perhaps January of next year.

A Thanksgiving Blessing

May your stuffing be tasty, may your turkey plump. May your potatoes and gravy have nary a lump. May your yams be delicious and your pies take the prize. And may your Thanksgiving dinner, stay off your thighs!
-Unknown

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November is...

...the eleventh month of the year in the Gregorian Calendar and one of four Gregorian months with the length of 30 days. November retained its name (from the Latin *novem* meaning "nine") when January and February were added to the Roman calendar. November is a month of spring in the Southern Hemisphere and autumn in the Northern Hemisphere. Therefore November in the Southern Hemisphere is the seasonal equivalent of May in the Northern Hemisphere and vice versa.

November starts on the same day of the week as February in common years, and March every year. November ends on the same day of the week as August every year.

- November's birthstone is the topaz. (Particularly, yellow)
- Its birth flower is the chrysanthemum.
- The Zodiac signs for those born in this month are Scorpio and Sagittarius

Turkey Tutorial

Since 1981, Butterball has operated its Turkey Talk-Line, offering turkey selection, preparation, and storage advice to callers from the United States and Canada. If you find yourself wondering what to do next as you prepare your holiday meal, give the nice folks at Butterball a call or visit their website. They are available for questions from November 3 to December 26, and offer assistance in English and Spanish. Callers can also request a free Butterball pamphlet containing safe handling information, easy grilling and roasting instructions, and tasty recipes. You will become one of almost three million people who have contacted Butterball to "talk turkey."

Turkey Talk-Line: 1-800-323-4848
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After School Program

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Monday: **Math Rules**
(New Class)

Tuesday: **Dance**
(New Class)

Wednesday: **Language**
 Sept. - Dec. 2010: Spanish
 Jan - June 2011: Italian, French or Mandarin (TBA)

Thursday: **Mad Science**
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 How the Sun Makes Our Day
 Jan 2011 - June 2011
 Budding Botanists

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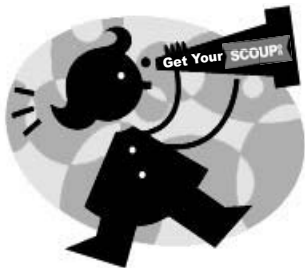
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**Here's the "SCOUP"...COMING SOON...We will be Launching:
www.SCOUPONline.com.**

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**We have been busy negotiating deals on your behalf...
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- \$14 for \$30 worth of quality dry cleaning – picked up and delivered. (51% savings!)
- \$25 for \$50 worth of Italian fare & libations, multiple locations. (50% savings)
- \$5 for \$10 worth of eats & treats at a gourmet bakery/diner. (50% savings)
- \$22 for a \$55 exquisite and delicious edible fruit basket. (60% savings!)
- \$99 for 6 laser hair removal treatments reg. \$1,800. (95% savings!)
- \$18 for a Manicure and Pedicure valued at \$45. (60% savings!)

AND YES! This is for real! There is no catch, no gimmicks & it's free to join!

And these are just a few of the amazing deals we are lining up!
We do realize they will make excellent holiday gifts and are making every effort to launch in time for everyone to "SCOUP" 'em up for the holidays!

**Keep in mind...most deals will only be available for 24 hours & some may have a limited number available. To receive e-mail notice of each daily deal...
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Launch is scheduled for some time late November early December 2010.

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