

LETTER FROM THE BOARD PRESIDENT

On July 22, 2010 at our monthly board meeting the board voted to suspend the voting rights of unit owners who are delinquent more than 90 days. Also suspended are the use of common areas and various services provided by the Association. A letter is being sent to all unit owners advising them of the suspensions being implemented for delinquent unit owners. In addition, all unit owners who are delinquent 90 days or more will be receiving a letter notifying them of the suspensions being implemented against their unit. The suspensions impact the unit owner, occupants of the unit and guests of the unit. These suspensions are being implemented as a result of a change to the Florida Condominium Act which took effect on July 1, 2010.

The work on repairing the planters, soffits and support columns is continuing on schedule and again apologize for any inconvenient caused to unit owners or their guests.

The new 55 inch high-definition television has been installed and repairs have been made to the wooden wall in the media room to cover the large open space that the old television needed. The contractor did an excellent job, it looks like there was never a large opening.

We have been receiving numerous complaints concerning noise. The biggest noise problem seems to stem from the opening and closing of sliding glass doors on the balconies. Our doors are old and most are in need of new rollers. Installing new rollers will eliminate the "freight train" sound that they make when the rollers are not longer functioning. The office has a list of companies that are available to change rollers. Changing the rollers will not only eliminate the noise but also make the opening and closing much easier.

We are in the height of hurricane season please make certain you have made all your hurricane preparations.

Fred Schneider, President



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MANAGER UPDATE GRANT HALL



The property tax appeal was heard and we are waiting for the results any day now. The association had the building re-appraised and the replacement cost dropped over 2.5 million. Our insurance broker was notified and they have started the request for deductions to the current policy and will use the appraisal for the upcoming renewal in September. Citizens has already advised that there will be an increase to the wind storm coverage, the replacement deduction will assist in providing an off set to the total dollars for coverage for next years budget.

In reviewing the past incidents to unit owners homes during my time here it appears that most concerns are coming from water breaches from either toilets over filling, poor plumbing material, or poor installations (not to code) to the unit owners property. The age of the building now will require some upgrading to the plumbing shut off valves, toilets properly sealed, shower pans, plastic connections, and patio roller wheels to allow proper sliding of the doors.

These are common deferred maintenance that should be addressed to avoid insurance claims or a possible mess to come home to.

For those that have not been able to attend the BOD meetings all proposals that have been approved are in process of being completed and there are no proposals that action has not been taken on. As noted in the Presidents report all of the projects are in full process of being completed on time and as approved. Many projects have been completed and those approved to proceed with are in direction to be completed.

One of our next tasks will be to update everyone's unit owner information with their proper e-mail, phone numbers, address, second address, and other needed information. We will be sending all unit owners a form to complete so we can update everyone's information.

COMMITTEE CORNER NANCY BROWN CO-CHAIRMAN



As we are in the hot summer months, we are still working very hard to keep our building spectacular with new landscaping by the pool and other various projects to enhance the ambience to the building.

Hope everyone is having a nice summer.



SAFETY AND SECURITY ISSUES BOBBY WHEELER

Due to recent violations I would like to take this opportunity to reiterate the following rules and regulations. There is to be no running, rowdiness or horseplay at the pool. No children under the age of 14 are permitted in the Jacuzzi at anytime.

Bike riding and skateboarding are prohibited in the garage, receiving bay and all common areas of the property.

All applications for vehicle bar codes must be submitted to management office between the hours of 9-5 Monday through Friday.

Thank you all for your understanding and cooperation with the rules and regulations as we try to make your home a safer place for all.



CONCIERGE NOOK GINNY SMALL

FOR YOUR INFORMATION

- **This is Miami Spa month where all Spa services are \$99. MiamiSpaMonth.com** has a full list of participants and services offered.
- **Miami Sea Aquarian is offering 40% off their admission. 305-365-2501** www.Miamiseaquarium.com.
- **Lincoln Road Art Walk 1st Saturday of the month 7 to 10 pm.** Lots of local artists, museums and galleries to visit.
- **International Ballet Festival of Miami Aug 27-Sept 12**
The festival will feature the works of 120 talented artists and choreographers from more than 25 international and national ballet companies. 305-358-5885.
www.internationalballetfestival.com
- **Water Club 3969 NE 163rd st 305-944-8411** Great Happy Hour 4-7 pm 50% off selected menu and drinks.



HAVE A GREAT MONTH!



July 19, 2010

Ms. Esther Rudnitsky
1000 Island Blvd #3002
Aventura, FL 33160

Dear Ms. Rudnitsky:

On behalf of the patients served by Joe DiMaggio Children's Hospital, thank you for the in-kind gift of 150 hand knitted hats.

Please know that your contribution will help strengthen the hospital and assist us in our mission to provide needed care and services to benefit our patients and community.

Once again, thank you for your thoughtfulness.

Sincerely,

Jacqueline M. Johnstone
Director of Annual Giving

Enjoy a 3-Course Dinner for \$35* or a 3-Course Lunch for \$22*

AMERICAN EXPRESS PRESENTS

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* 3-course meal includes appetizer, entree and dessert. Beverage, tax and gratuity are not included.

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