

**SPECIAL POINTS OF INTEREST:**

- We have changed our decal system, please make sure you pick up a decal at the office
- Our cable provider will be moving from Dish network to Direct TV really soon
- Tenants and Guests are now being charged \$10 per ID and \$10 per parking decal.
- Inaccessible windows and railings will be cleaned March 28th and 29th

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VOLUME 1, ISSUE 2

APRIL 1ST, 2011

# Storage Rooms to be made available!

At the beginning of the year, the Board created a "wish list" of issues they would like to address for the year 2011. One of many issues that came up was the creation of Storage Spaces.

When it was first announced at a Board Meeting, the Board had no idea demand would completely outweigh supply.

When the Board had readied 23 storage rooms and announced their sale, almost 80 home owners showed their interest in the storage rooms, creating a headache for the Board and office. With immediate action, the Board authorized the construction of an additional 49 storage lockers at the March 7<sup>th</sup> Board Meeting. Depending on sales of these units hopefully another phase of storage lockers may follow.

The new storage rooms are be-

ing prepared and will be situated in the Garage levels 4, 6, 8, 9 & 10. These storage lockers will not be air conditioned and will be in a shared environment of between 9 and 12 storage units.

Due to the limited amount of storages to be made available, it was also announced at the meeting that storage lockers would be sold only one locker per unit. If after a sufficient time all lockers have not been sold, unit owners may be allowed to purchase additional spaces. The storage lockers (which will look similar to the picture on the right hand side) will vary in sizes.

They will be 3' x 3' or 3' x 4'. The sale price for each storage locker has not yet been determined and will be announced at a future Board Meeting.

The office has compiled a

waiting list and we ask all owners who are interested and wish to purchase a locker to please confirm if you are on the list. The lockers are being offered first-come, first served basis, in the order names appear on the list in the office. If you have not already signed up, please do so at the office.

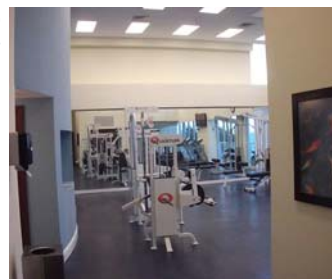


*The lockers will not come with the shelf attached*

## Gym gets a makeover!

For those who don't work out that often at La Perla, there's an extra incentive to start getting into shape!

The Gym has a new look, the yoga room (which was rarely used) has been removed to make the Gym larger and to accommodate additional machines. The Board installed rubber floors, so it even feels like a gym. The Board now plan to purchase new equipment.



*The New Look Gym!*

Let's face it, most of the equipment the developer installed is old and out dated and we're not sure if we could ever really call it commercial grade??

Recently, the Board discussed getting a new treadmill, recumbent bike, an elliptical, a stepping machine and even a new bench press.. The Board Secretary, Ron Isriel is taking the lead on it and we hope to have new equipment soon!!

We hope you enjoy your workout!

**Next Board Meeting :**  
**TBA**

# Another reason to pay Association fees!!

## Homeowner association liens block loan mods

A homeowner seeking a mortgage modification in an effort to avoid foreclosure can hit a dead end if a homeowner association has placed a lien on the unit for nonpayment of assessments.

That's a message the Center for California Homeowner Association Law wants to get out, as well as information about how to get such a lien removed. The challenge of dealing with association liens was the subject of a public workshop that the center conducted a few weeks ago.

"Big lenders like Chase and Bank of America are telling homeowners

that unless they get the assessment lien removed, they can't even get in line to request a loan modification," according to the center's report on the workshop.

"A key tool for getting the lien removed can be an affordable payment plan," negotiated between the homeowner and the homeowner association, said the report. "But one HUD counselor reported (at the workshop) that she couldn't get the association lawyer to respond to her multiple requests for a payment plan, much less to give the homeowner an affordable one."

Homeowners also learned that if they don't pay their past due homeowner association assessments, it could haunt them financially even after their homes are sold in foreclosure. Workshop trainer and attorney Dan Mulligan explained that, if left unpaid, the assessment debt remains the personal obligation of the homeowner. The center reported about a homeowner who was sued for \$11,000 to cover overdue assessments and collection costs on a home that she lost to foreclosure

**R&R tips**  
**Please do not toss cigarettes off the balconies**

## 8 Tips for Communicating with Your Community Association

How you view a condominium is going to depend on what you have heard and what you believe. Some people think that community associations are the best form of residential living because the association is responsible to provide services that you would normally have to do yourself. On the contrary, some people believe that homeowner's associations are not a good idea because the people who make up the board and management have a reputation for being power hungry and that they usually do not care about the general upkeep of the property.

In order to assist you in communicating and dealing with the common misconceptions of community association living we've prepared our *8 Tips for Communicating with Your Community Association*.

### Tip #1:

You need to communicate with the board and management. If you do not communicate, you are never going to have a good relationship with them, nor will your opinion ever be heard. Never hesitate to ask questions or to question what the board is doing. However, you do need to remember that in order for your opinion to be heard you must maintain a courteous and positive communication level. Please make all communications in writing!

### Tip #2:

Get involved with the association and participate. In order to maintain a positive relationship with your association you are going to need to get involved with the board. This can be as simple as attending membership meetings and voting when necessary. You can also attend the monthly board meetings, join or form a committee. There are many ways to get in-

involved with your association which can help you maintain a positive relationship with the association and management.

### Tip #3:

Never assume that the board or management does not care. It's important to remember that the board and management will always consider any circumstances that affect property maintenance, violations, or anything else that can negatively affect the community. However, unfortunately, there are always matters out of their control that may be cause for delay. Additionally, the board and management may not always have a realistic understanding of the urgency of some items. Therefore, it is important that you maintain constant communication with them about what is going on so that they can work with you on the issue.

*Continued on page 3*

**Tip #4:**

In order to fully understand what the association is and what they do you, need to take the time to learn about them. There are numerous things that you can do to learn about an associations including reading books, attending board meetings, and attending educational seminars.

By learning about the association, you will find out that although some can be power hungry, most association Board Members work hard to make their community a great place to live.

**Tip #5:**

Always expect the best out of your association. Remember that the board is made up

of your own neighbors, who want the best for their community. Since you are paying for the services you should expect the best, if things aren't going as expected make it a point to talk to your board or manager to see if things can be changed, but be prepared to provide specific issues and examples that can be addressed.

**Tip #6:**

If you have something that you want to take up with the board or management be sure to plan ahead. The reason for this is that time is needed to research and to respond to your requests and questions. By giving plenty of notice, they can provide you with the best answers and assistance.

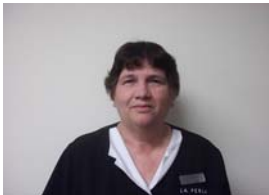
**Tip #7:**

Learn to appreciate your board. The board members are there to help you resolve problems and to fix things for the best of the entire community. Board members do not get paid for their positions, they simply volunteer what time they have to serve the community.

**Tip #8:**

If you do not like how things are going then you need to do something to help change it. By running for a position on the board you can start making the changes that you feel are necessary. You can also begin to make your board or management aware of what you think is needed to make positive changes. In order to better serve the community, they are always welcoming feedback and input on what is going on throughout the community.

## Meet the Staff:



Clara LLuberres has been with La Perla for 3 years. Clara has been married for 40 years and is a Mother of 3 kids, and a grandmother of 2 grandchildren. Clara recently reduced her working hours to 30 hours a week so she can spend some more time with her family. Clara works

the hours 4pm to 10 pm making sure the Association is maintained when all of the other housekeeping/maintenance and office staff have gone home. At times it seems Clara is the acting Manager at La Perla!!!

**Q. What do you like best about working at La Perla**

A: I love the beach

**Q. If you won the Florida Lottery what would you do?**

A: Donate most of the money to the orphan children

**Q. What's the last Album you purchased?**

A. I always listen to Christian music.

Rafael Colon & Jose Esteban

**Q. What is your favorite movie of 2010?**

A: I love action movies

**Q. What is your hobby?**

A. I love to do grocery shopping

**Q. What is your least favorite thing about La Perla**

A: I like everything, La Perla Is a very pleasant place to work in. It is such a nice building.

**Q. What is your favorite place?**

A: I love to go camping with my family.

**Q. What is the most interesting job you've ever had?**

A: I operated a leather machine for a company called Coach. I used to make the leather purses, belts etc.

Thanks Clara!!

## Board Member's Section

### Update from the Board of Directors

To all Owners and Residents

First of all I would like to say that 2010 was financially a great year for LaPerla. Most of you are aware that we covered all our expenses and obligations and had a surplus. The surplus resulted in lower maintenance fees for unit owners in 2011.

Our accounting firm will have the 2010 Financials completed by the end of March. Unit owners may request a copy from the Management Office.

On behalf of the Board of Directors, I would like to thank the employees at LaPerla for their hard work and dedication. Our Front Desk who keep us safe and secure, the maintenance staff for keeping our building and equipment in excellent order and our janitorial staff who have the endless task of keeping 43 floors clean.



A reminder to all, please remember to get your Parking bar code decal for your vehicle, effective April 1, 2011 all cars will be required to have one.

We welcome all owners comments, suggestions and recommendations. The Board of Directors and the Unit Owners working together will keep La Perla moving forward.  
Sincerely,

Erica Focaro, Treasurer

**R&R tips**

**All Children under 12 must be accompanied by an adult when in the common areas**



## Manager's Column

Obviously, as the first page states, we have been busy trying to improve the facilities at La Perla. As this Newsletter is reaching you, we have just ordered some lockers and we hope to have them prepared before July. As soon as they are nearly complete, we will contact the first few owners on the waiting list and advise them of the next step to purchasing a locker. As also mentioned, at the beginning of the year, the Board had drafted a list of objectives they would like to accomplish in 2011. One up and coming project in the near future will be a new monument sign at the Front of the Building. Any stranger to La Perla has difficulty finding the building. This was one of the items mentioned by many owners in our recent survey. So, depending on City and building department approvals, we are hoping to build an 8' x 3' monument sign on the lawn on Collins Avenue.



*Finding La Perla can be tricky for new arrivals*

On an accounting level, it should also be announced that the Board wanted to see a better effort toward collecting some of the delinquent accounts receivables. We are all too aware of unpaid maintenance

fees in Condos across South Florida. Well, the excellent news is this Association is collecting 100% maintenance fees over a 12 month period. This includes prepaid assessments, settlements on short sales and Foreclosures and homeowners making timely payments. So congratulations to the Board and our members on this one and long may it continue...

More up and coming items the residents need to know about: The inaccessible windows and the exterior side of all balcony railings are currently being cleaned; our Fire system is currently having its annual inspection; and The Board recently approved a Test and Balance on our HVAC system. For anyone who lives on the upper floors, the hallway temperatures can be sometimes as high as 90 degrees, while on the 15th floor, residents can enjoy a cool 73 degree hallway. According to our turnover study, the contractor who built our system never completed a Test and Balance. As the Association is still in litigation with the Developer and their sub contractors, the Association intends to recoup the money spent on this task.

In regards to the flood from October 2010, ThyssenKrupp's have assured us that the elevators will be 100% working by the 1st week in April (We thank you for your patience!) and every resident should be receiving notification from Primecast about new changes to our current basic package.

Also, as our Treasurer mentioned in the Board Members section, we ask all residents to please come to the office to pick up their new parking garage entry decals. All current Wave Trend transponders expire on 03/31/11 and staff will be monitoring the parking lots to make sure all vehicles have



*Tyson keeping cool on the 39th floor while waiting for the elevator!*

decals. Unregistered vehicles will receive a violation sticker and may be towed!!

Also, at a recent Board Meeting, The Board agreed to send out a letter to remind all Pet owners to read and follow the rules for Pets in the common areas and lawns. We ask all Dog owners to please make sure your pet is registered with the office.

Finally, here's an endorsement for La Perla Condominium: Vacationers John and April Greer Currently on vacation here in La Perla for a 3 month stay fell in love with the building. Before heading home.... They ended up buying a unit! Congratulations to both of them and we welcome them to La Perla!!

We would like to remind home owners and residents that all guest and 30 days leases need to be registered with the office before the arrival day, Any guest or tenant arriving on the weekend must be registered with the office by **Friday 12:00 pm**, any person that is not registered in our system will not have access to our services or common areas.