

La Perla Ocean Residence



Special Points of Interest

The Association is selling Valet Parking Spaces, please contact the office for more information

- Advertisement Rates in the Newsletter are :
 - ◆ \$75 for 1/4 page
 - ◆ \$125 for 1/2 page
 - ◆ \$175 for 3/4 page
 - ◆ \$200 for full page
- There will be a \$10.00 charge on all advertisements on our classifieds section (web-page) with a minimum 3 month advertisement.

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Board approves 23 storage lockers for sale!

La Perla owners will soon have storage lockers available on the 4th floor in the garage. You can add your name to the waiting list for a locker by contacting Property Management at swalshe@akam.com.

While we will not initially be able to accommodate everyone who requests storage (we already had a waiting list of 27 owners before we even acquired the space) we will keep a running list of those who are interested in storage lockers when more lockers become available. The new storage lockers will be finished in September.

To make room for the lockers, we relocated the maintenance room to the 3rd floor garage, which gave us over 600 square feet to accommodate the 23 new lockers at 3' X 5.5'. This is a good foot-and-a-half bigger than the largest lockers previously constructed. The sale of these storage lockers will help fund the painting of the building and other capital projects. As you know, the Association has been working on a \$309,038 contract with Capital Paint without the passing a special assessment on the owners.

We are always mindful of keeping costs down for our members while providing the very best services and amenities. In the past 18 months, the Board has created 95 storage spaces bringing in over \$150,000 in net revenue. However, it should be noted that at a 2011 Board Meeting, the Board approved a motion that prohibited any owner from purchasing a second storage locker until all owners on the waiting list have acquired storage lockers.

Fifty Shades of Grey

Now that we have your attention... In our last newsletter, we informed you that the City would fund a beach access stairway on our seawall. Well, that deal has fallen through as the City have found a way to reinstall the pavers adjacent to the public bathrooms without having to knock down our fence on the southeast side of the property. This is great news for all residents! Even though the City would have funded up to \$10,000 to build the access way, our residents have been through enough this year and deserve some relief from the construction.

Paradise found

Proudly selling the OCEAN and...raising the bar!

Kate Smith

Luxury Homes and Distressed Properties Specialist

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Brosda & Bentley Realtors- International Fine Realty
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Realtor's Corner: La Perla Market Stats

La Perla continues to be one of the best beachfront buildings in SE Florida to call home, even when just a second home. Accurately described as "affordable luxury", this newer building offers ocean views and style at a modest price tag, and unbelievably low maintenance fee. When working with Buyers I mention three reasons, why I consider La Perla the most desirable building to consider:

1. Superb product at superb location;
2. Sensible maintenance fees, relaxed condo rules and policies;
3. Highly efficient Management and Condo Board.

Real Estate Buzz: THE HEIGHT OF COOL

Sunny Isles, Florida has established itself as a place of high luxury standard, the best real estate properties that you can avail yourself to, complemented by the most amazing infrastructure. Whereas in the past decade, luxury oceanfront condominiums were steadily replacing outdated motels, now has come the time of the ultra chic towers. **Four magnificent projects** are soon to grace Sunny Isles' impressive skyline.

Acqualina Mansions, 17749 Collins: a grand 51-story Mediterranean-inspired tower, resembling an opulent Venetian palace, will feature 79 mansions, 3-5 Bedrooms, boasting 4,557-7,875 sq. ft., only 2 mansions per floor. The Trump Group and Fendi Casa partnership continues in this project aiming to deliver a dazzling masterpiece. Slated to open 2015.

Chateau, 17475 Collins: featuring a distinctive South Florida architecture and stylish beautifully finished condos. 84 total units, 2-4 bedrooms plus PH units, Bedrooms: 2 - 4, Unit Sizes: 1,488 - 9,300 sq.ft., Architect: Kobi Karp, Developer: Chateau Group.

Regalia, 19505 Collins: a 43-story luxury condominium designed by Arquitectonica's Bernardo Fort-Brescia and, one the brightest diamonds in the crown of Sunny Isles Beach. The elegant residences, just one to a floor with

5,515 interior square feet, feature unobstructed 360-degree views of ocean and ICW and large, 2,100-square-foot, 10-foot deep terrace.

Porsche Design Tower, 18555 Collins: is the world's first condominium complex with elevators that will take residents directly to their units in their cars. The 57-story, \$560 million tower will have 132 ultra-luxurious condo "palaces". Units will range from 3,800 to 9,500 square feet and could cost up to \$9 million, with spectacular ocean views and opulent amenities.

To get the most up-to date stats, speak with a real estate professional, who really knows the market. Real estate is a serious business, get a PRO!

Kate Smith, Realtor®, ABR, CRS, E-Pro, TRC, LHM, CDPE, SFR

Direct: 786.412.8510 kate@miami-beach-house.com



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(305)-785-9069

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Livio & Martha have lived at La Perla since the beginning of time. If you need to sell, rent or buy, they are your #1 realtors.

With over 10 years experience in luxury buildings and currently residing at La Perla, who else would you call??

They currently manage several units for short-term and long term rentals at La Perla

They are available 24/7 and deliver outstanding customer service!



Martha Bellomare
(786)-985-7557

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Spanish,
Italian



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Managers Column

Towels: You'd think I'd have something more pressing to report on, but I'm here to tell you that we finally got our Laundry Room set up on the 7th floor and we are far less likely to run out of towels. Small victories, folks! In the past we relied on a third party company to clean our towels and were sometimes left stranded with bins of towels and no one to wash them. Although there was an initial investment for the new laundry facilities, in the long run this move will keep our costs down. Remember, we are always looking out for your best interests. Some might say it, but we mean it.

Pool Heaters: At our last Board meeting, The Board agreed with our Engineers that the Association would be better off to purchase a 750,000 BTU water heater for the pool and spa and heat exchangers for the pool and spa. The heater will be located to the 3rd floor garage overlooking the

pool. A room will be built to protect it from the elements. As you may know, our current gas heaters are on their last legs, completely exposed to the elements. In fact, one just "kicked the can" two weeks ago, while the other remains on "life support." The warm weather is keeping our pool heated and we hope to have our new equipment installed before the first cold snap of the year. (Fingers crossed!!) We would hate for you to be caught in cold water when winter comes!

The little things: The Board approved replacement of the decorative border

Car Wash Station available September 1st: The Association has installed a Hose Bib by the Dog Park so owners can wash their vehicles. You may pick up the key for the hose bib at Front Desk.

tile in the downstairs bathrooms. We have been patching the tile since 2008 and now it is time we just fix it once and for all.

Window Frame Finishes. We can't help but notice that the sliding door and window frame finishes on a lot of the balcony units are deteriorating. According to the Condo Docs, this is the homeowners responsibility, however if you would like assistance, please contact the office and we'll take care of it for you for a small fee.

Take care of the Blufin Staff: Imagine working in the hot South Florida sun all day on the beach with no place to hide, setting up chairs and umbrellas while dripping in sweat serving others. Word on the street is that Gaymehan and Corey are hardly making any tips which is their main source of income. And yet they are dedicated, reliable and eager to serve. This is simply not in the spirit of La Perla where generosity and prosperity abound. Please remember to say thank you when you are out there on the beach.

(Continued to page 4)

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Have you noticed the difference?

Thankfully, the transition from Primecast is complete. What do you think? The office staff gives Hotwire the thumbs up (for now)—and so far their customer service is from a different universe when compared to Primecast. Let us know how it's going for you.

Painting: We expect the paint project to be completed by August. The weather has been the main reason for the delay thus far. Our structural Engineer Dean Carlson has been monitoring Capital Paint and we have all been satisfied thus far.

Litigation Vs. the Developer: The lawsuit against the Developer is moving forward at a painfully slow rate. There was supposed to be mediation last week and we were hoping some sub-contractors would step up to the

plate and settle with the Association. Unfortunately, it was cancelled and the show goes on. I myself was dragged into a deposition that lasted for 5 1/2 hours and I was shocked to see the defense attorneys with copies of our Newsletters. It's interesting to know who out there is reading our newsletter.

Rental limits: As most people know, the maximum number of rentals any one unit can have at La Perla is 12. That is it. It does not matter if you are Christian Grey, a local celebrity or the President. At our last Board meeting, a situation arose where a member had reached his 12 rentals per years limits. The owner was asking the Board to forgive him so he could rent more than what all members are allowed as he had bookings for the rest of the year. The Board denied his request and the owner who wasn't satisfied with the decision of the Board got his attorney involved. The Association has responded back advising the owner that the Board does not do selec-

tive enforcement and will continue to enforce rental restrictions on all units. The Board wants to make it absolutely clear that all members who rent their units must do so within the confinements of the Condo Docs.

Pier Park: Please let Mayor Edelcup know that parking at the pier is a real big issue for everyone here and that the solution is to transfer these dangerous spaces to the new Parking Garage being constructed across the street. Email me to show your support for moving the parking or to share your parking story or nightmare. There is no Deadline, email me at : swalshe@akam.com

Extended office hours: As if you needed more proof that we are dedicated to your best interests: The property management office is now open on weekends between 9 a.m. to 12pm. London Nelson will be here most weekends to help with your needs.

Tips... Refreshing your Home

Rearranging furniture and accessories gives a brand new look

Less is more: leave your favorite three items on the tables and eliminate the rest

Replace dingy lampshades with light colored linen shades

Bring the outdoors in by adding fresh flowers and bring the indoors out by setting up al fresco dining on your terrace.

Bring light to a room by changing the paint color to a new light shade.

Replace heavy curtains for light and airy ones



Alma Rivera
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Click here: www.33160LaPerla.com
16050 Collins Av Ste 105



Interview with Mayor Edelcup



Mayor Edelcup has been a resident of Sunny Isles Beach since 1969 and an original member of the Committee to Incorporate the City

in 1997. Mayor Norman Edelcup became a Commissioner on 09/11, 2001 and took over from the previous Mayor David Samson who passed away in 2003. Mayor Edelcup took some time out of his busy schedule to talk to us...

What is a typical day in the Mayor's office like?

I work in the office usually from 9:30am to 4:30 every day, visiting with members of staff, getting updates from the City Manager. We focus mainly on long range planning: parks and infrastructure for the City. I'm always available to residents and any of our council members.

You are a philanthropist: A founder of Mount Sinai which is a commitment/pledge of \$50,000 and you are also a member of the Kiwanis Club. Can you tell me about your involvement?

I began my involvement with Mount Sinai in the 1970's as a young President. Mount Sinai is the only teaching hospital and the only hospital on the beach. It's a Not for Profit organization. It has become a very important aspect for my wanting to give to the community.

I began my involvement with Kiwanis Club in the 1980's which raises funds for children to give them the opportunity to get a scholarship and also do charitable work for the organization itself.

You have been Mayor of SIB since 2003. What is your great achievement?

Our greatest achievement was building a school here in Sunny Isles, before that, this area was a retirement community, by introducing a school, younger families have come in and the demographic has changed considerably. I'm glad to say also the School is an **A** school. We are also very proud of introducing Parks here in Sunny Isles; you never have to go too far in Sunny Isles to find a park. The City is 2.5 miles long, 1/2 a mile wide; by 2013 there will be 10 parks in the City.

What is your greatest concern?

My current concern is the traffic. A lot of people believe the traffic is attributed to the development of the City. Of course that's only half the story with the people traveling from Broward to South Beach or vice versa, the entire population boom on the east side. We only have one road which is Collins Ave, which at times has become gridlocked. We are also planning on building a bridge on North Bay Road as a secondary emergency road access on 174th/ North Bay Road

Which politician/public figure, past/present do you admire most?

Harry Truman: he was a hands on President who approached government using common sense and we also share the same birthday May 8th

You can invite 4 people from history to dinner: Who would you invite?

Harry Truman, Winston Churchill, George Washington and Abe Lincoln

Who is your favorite musician?

Van Cliburn, he's a classical pianist. My musical taste is mostly classical

15701 Collins Ave- This is Solis Construction between Trump Towers and Tropicana, just south of La Perla. An eye sore on the City. What is happening to this building?

The building is being acquired by the Dezer Organization, The original developer fell into bankruptcy proceedings.

The Bank negotiated a sale from the original developer to the Dezer organization and they are in the process of obtaining title. They intend to build that property out within a year as soon as the title issues have been cleared. At this juncture, they will probably build out a Condo as originally approved by the commission with the exception of the hotel operation. It will most likely be a straight Condo.

What happened to the Sunny Isles Annual Boat Race?

The organizers wanted the City to double their contribution and we felt that was too much, so we agreed to discontinue the annual boat race.

Can you give the readers an update of the Construction of the Pier?

My goal is to have it completed so we can have a grand opening by January 1st or December 31st, a New Year's celebration. A lot of the work being done is on schedule. Unfortunately, the weather being what it is does slow us down. The restaurant itself may not be completed by that point.

Our understanding is there will not be a restaurant, but kiosks...How many will there be and are you expecting a certain type of tenant?

Our partner in the project (The Newport) will run a restaurant that will have about 4-5 kiosks. One kiosk might sell burgers, another; hot dogs, drinks and so on, the tables will be the restaurant area.

Will there be a cover charge to walk the pier?

There's been some debate but nothing has been finalized yet.

When will Gateway Park (the new parking garage) be completed?

We are just commencing construction, so a year from now: July 2013

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When gateway park is completed, are there any thoughts about all these pedestrians crossing 163rd into Pier Park where there is no pavement on the south side which forces people to walk in the middle of Pier Park, which causes problems to our residents entering and leaving the building.

At one point there was talk of building a fly over, but that's not going to happen. Although, no final planning has been made, there will always be parking in Pier Park, there is consideration about putting a pedestrian pavement on the South Side of the property to prevent the people walking in the middle of the road.

Pier Park and the 29 spaces is a sore spot for owners and residents at La Perla. In the past there's been near accidents, arguments, lewd behavior, all in front of La Perla. The Police have been called for several issues dozens if not hundreds of times. On or around 09/16/10, the Commission voted on the Interlocal agreement with Miami Dade County which entailed transferring the 29 parking spaces to the new parking garage and allowing Pier Park to be an open green space. However, having spoken with the City employees, this move seems unlikely, why is that?

That did not happen; We never transferred the outside spaces. When La Perla was built, it was agreed they would

give 29 spaces to the City. La Perla subsequently purchased them back. The outside spaces were never intended to be eliminated, in fact they need to be there because of the people who eventually want to fish or walk out to the pier. There is no plan before the commission to remove these spaces.

What is your opinion on the matter?

I don't have a lot of sympathy for the Condominium, when that property was originally planned by the developer, they had the option of having their own entrance, but the Developer chose the entrance of Pier Park. Pier Park has always been designated what it is today. If the people of La Perla are unhappy about it, it's always been there, and it's always been in the site plans and there'll be no reason from my point of view to change the operation of Pier park.

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The Association has hired Stanley Price to lobby the City into transferring these spaces, what are your thoughts?

Good luck, I know it won't be popular, but it is what it is.

The position of City Manager is open again, Since, I began working in Sunny

Isles Beach, this will be the 3rd manager, why do you think Managers don't last too long in this position?

It's a very difficult job, if you look around South Florida, you'll see the life span of a City Manager is very short, sometimes 2-3 years. It's difficult dealing with a Commission wanting to get things done in the short terms that they have versus a managers general longer term views and so this can cause conflicts with priorities and that has caused some changes. It's hard to find the perfect mesh between personalities. It works at times and at our next commissioners meeting 07/19/12 we will announce the return of Christopher Russo who was previously our City Manager.

Do you have any words for the residents of La Perla?

I think the residents of La Perla are fortunate to live in such a beautiful City. We appreciate the people in La Perla taking an active interest in our City, making sure our City continues along the lines of making it a world class city. And I encourage residents who agree or disagree with me to voice their opinions because opinions are important in determining the future of our City and in particular the issues that they may have.

Thank you Mayor Edelcup!

Fire at the Newport



On Saturday, July 7, at around 2:30 a.m., a fire broke out in the Newport hotel pool area and burned down the thatched roof of the trestle right by the wall that separates the two buildings. Thankfully no one was injured. The wooden structures were badly burned and the newly painted walls of La Perla are now off-color and stained with smoke and soot. Our painting contractors have quoted us \$22,200 to repaint the walls, we are currently discussing this issue with our Insurance company. On a brighter note, we were lucky the Tiki-Bar with all the alcohol content inside was spared (for more reasons than one). Later, it was discovered the cause of the fire was apparently young kids setting off fireworks off on the Newport pool deck.

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THE BUZZ



Social Committee commences SPANISH CLASSES

¡Hola! Me llamo Ana ¿Qué tal? ¿Cómo te llamas? ¿De dónde eres?

If you don't understand what I have just said, you may want to consider taking La Perla's in-house Spanish classes. There are 10 classes being held at only \$5 per class.



Our first class was held on Monday June 25, 2012. There was such a great turnout that we now host 2 classes per week.

Both classes are held from 6:00pm to 7:30pm in the Conference room.

Beginner's classes are held on Monday nights while the Intermediate classes are held on Wednesday nights.

The teacher's name is Marilyn Fuentes. Feel free to email her at mari-lynfuentesc@yahoo.com if you would like private lessons or have any other questions. Here is what some of the students are saying:

- ⇒ "I like the class its informative, laid back and you get to meet your neighbors."
- ⇒ "The classes are very good and convenient, it's in the building! Thanks again for doing such an excellent job with the Spanish classes. I look forward to them and many more activities in the future."

Thank you to all of you who have participated. It is great to see everyone interacting with one another.

Because the Spanish class has been such a success, the Social Committee would like to bring other activities into the building. We are currently looking into the following options.

Military Boot Camp



Zumba Fitness



YOGA



Salsa Classes



Ask Ana...

Q: How many times a year can I rent my unit?

A: La Perla's Declaration states No unit owner may lease its Unit more than twelve (12) times in any calendar year, regardless of the lease term.

Q: What are the consequences of exceeding my 12 rental per calendar year?

A: When number 13 comes around the following things may occur

- No Beach ID's
- No Barcode for Parking
- No Access to amenities
- Violation will be issued
- Legal Action
- Fines up to \$1000



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16850 Collins Avenue, Suite 105 Sunny Isles Beach, FL 33160



Photo of the month: This month's photo was again taken by Richard Papazian. (Birds working on the construction) Great picture Richard. Should we just call this section Richard's photo Gallery or is there someone else out there with a keen eye for taking pictures?? The rest of his pictures can be seen on our facebook page.

FACEBOOK : JOIN US FOR ALL UPDATES: WE ARE @ LA PERLA CONDOMINIUM



Like



Meet Pinky, Our first **PET OF THE MONTH**. She is 8 years old, a schnauzer originally from North Carolina. Pinky knows how to roll over, stand and walk on her hind legs. Pinky hates wearing clothes!!! She loves relaxing in front of the window and watching the sunrise. She is extremely friendly with everyone and never complains. Her favorite food is bananas. If you ever see her in an Elevator, ask her to stand on her two legs! Look at this face; She's the sweetest! Got a cute picture of your pet? Please email it to Ana at aurena@akam.com



The Social Committee are considering Boot Camp training for our residents for the early hours on the Beach. Do you want to get in shape but don't have the will??

If you are interested; please contact Ana Urena @ aurena@akam.com



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- ⇒ Care for your accounts releasing you from the issues;
- ⇒ Manage your bills with sensitivity and respect, relieving you of tedious management problems;
- ⇒ Contact all your creditors or vendors on your behalf;
- ⇒ Keep you informed on the daily /weekly /monthly basis.

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Are You Ready? Plan, Prepare For Hurricane Season 2012

We are entering the height of the season, so listen up. If there is a hurricane warning all residents must remove all articles from their balconies and secure your own windows and doors. If you are leaving La Perla for more than a few days please make arrangements to remove everything from your balcony and designate someone to be responsible for the care of your unit in the event of a hurricane. Management is not responsible and you will be adding to a hazardous situation if you do not bring your belongings inside.

Please note that:

- At 35 mph winds, all elevators will be locked and left on the top floor. This means NO ELEVATOR USE.
- Lobby doors will be locked and access to the residential building will only be available through stairwells on the ground floor and garage level.
- The pool will be closed and may be drained 2' below level.
- Front desk will be vacated, gate arms removed and iron gates left open.

For all types of situations and only when the office is open: The Association charge residents \$25 for opening residential units with our Emergency Key.

Being prepared makes a big difference in disasters, but it doesn't have to come at a big cost. Make sure you have:

- three days of food and water
- prescription medication
- battery-powered or hand-crank radio
- flashlight
- spare batteries

- first aid kit
- can opener
- toilet paper
- garbage bags and plastic ties for personal sanitation.

A complete list of recommended items for an emergency supply kit can be found at www.ready.gov, FEMA's emergency preparedness website.



Since hurricanes happen during the hottest time of the year; take steps to remain cool.

The Association does have a generator that powers the common areas.

Certain rooms including the gym, sports lounge, kids room, party room may be locked down and not all elevators will be working so we can conserve energy. The generator will keep lights on inside the hallways, an elevator running and the HVAC for the hallways will be operating. Please note, the generator will not power your unit!

Measures you can take to stay safe:

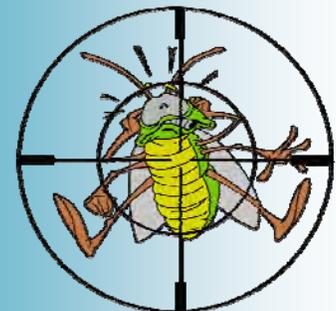
- Stay indoors in a secure location, or your "safe room." The strongest part of a house is usually away from windows and exterior doors.
- Place towels along window sills and the bottom of doors leading outside to keep water from coming in. Have

Home Owners : We are constantly asked about renting units, if you'd like to advertise on our website, please contact the office!

You'd be surprised how many people ask the office about renting units through our website

- buckets, mops and sponges handy in the event of flooding.
- Do not go outside as the calm eye of the hurricane passes over, unless repairs are absolutely essential. The storm is not over. The worst can happen once the eye passes over and the winds blow from the opposite direction.
- Be aware that tornadoes can appear anytime during a hurricane. Monitor your local station and if a tornado warning is issued, take cover in an interior hallway or on the lower level if in a tall building. Stay away from glass doors and windows. You can also take cover under heavy furniture in the center of a house.

La Perla and Power Exterminators, are offering pest control to residents for \$125 a year. Please contact the office to get this service



Meet the Staff:



Adalis Salgado is a Cuban American who has been working at La Perla since February 2007, Adalis has 2 children and 1 grand child and is a cancer survivor. We are very proud of her

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

A: My Co-workers are great , I get a long with everyone

Q. What is your least favorite thing

about La Perla?

A: Cleaning the bathrooms are sometimes a challenge

Q. What's the last tune you purchased?

A. Marc Antonio: Por eterno amor secreto

Q. Elvis Pressley or The Beatles?

A. Elvis Pressley

Q. Mariah Carey or Madonna?

A. Madonna

Q. What is your favorite movie of all time?

A: Maximum Conviction: Steven Segal

Q. What do you like to do in your spare time ?

A. T.V/Old Movies and bringing my grandson to baseball games

Q. Where do you plan on going on your next vacation?

A: Cuba to see my Mom, I haven't

been back in 12 years

Q. What is your favorite meal?

A: Chinese Food, Fried rice with Ribs

Q. What is your favorite TV Show?

A: Discovery

Q. What was the last book you read?

A. A book on Politics, I can't remember the name

Q. You can invite four famous (dead/alive) people from history/or Celebrities to your dinner party. Who would you pick?

A: Steve Segal, Marc Antonio, Barack Obama, Ricardo Ariona

Q. In 5 years time, what would you like to be doing?

A. I'd like to be a children's nurse

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

A. I worked in a daycare for children before, I really like working with children.

Thanks Adalis!!!!



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