

"THE SECRET OF GETTING AHEAD IS GETTING STARTED"
SALL BERGER

SPECIAL POINTS OF INTEREST:

- **We have changed our decal system, please makes sure you pick up a decal before February 28th**
- **Our cable provider will be moving from Dish network to Direct TV in the next few months. More News to Follow!!!**
- **Visit us on our Website for updates and Board Meeting Minutes at www.laperlasunnyisles.com**
- **Tenants and Guests are now being charged \$10 per ID and \$10 per parking decal.**

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LA PERLA

ocean residences

VOLUME 1, ISSUE 1

FEBRUARY 1ST, 2011

Here's our new La Perla Newsletter!!

Welcome to the first issue of our La Perla newsletter. We hope this publication can become a good way to communicate better and create a real community within La Perla. We will be launching several regular features during the coming months. Some of the regular features we expect to have are:



- Community Updates.
- A letter from our property manager.
- A report from one of our Board members

Owner's Survey

At the end of December, the Board asked the Management to send out a survey to owners to see what issues are concerning the home owners in La Perla. While we didn't get too many survey's returned, the information was quite useful (see page 2 for more information).

Here are some of the questions and majority answers we received:

- Columns with useful information about living in a condo community.
- Other features will be added based on feedback from you, our readers. Please let us know what you think. You can contact the newsletter editor with your comments, questions or concerns by emailing swalsh@akam.com. We hope to hear from you. We expect to produce this every 2 months and we plan to distribute via email and hard copy which will be left in the mail room.

We ask all dog owners who use the dog walk area to Please pick up after your dogs!

Q. What do you like least about living at La Perla:

A: Majority claimed parking and Beach service.

While parking is definitely an issue, apart from the Board purchasing the 29 parking spaces from the City recently and selling them back to owners to free up some spaces in the garage and alleviate congestion at the Valet area, there is not much else the Board can do. To change the Condominium Declaration, the Association needs 75% majority to change spaces from Valet to Self Parking. While the Associa-



tion has the power to assign spots, it would be a futile act to do so, as the unit owners would not be allowed to park their own cars in those assigned spots .

While the Beach Service is admittedly not great, the Board are looking at alternatives. Our greatest problem is that we cannot find a service provider who is willing to purchase the furniture (something the current vendor has done) the Association would have to invest heavily in cushions, chairs and umbrellas. The search goes on.

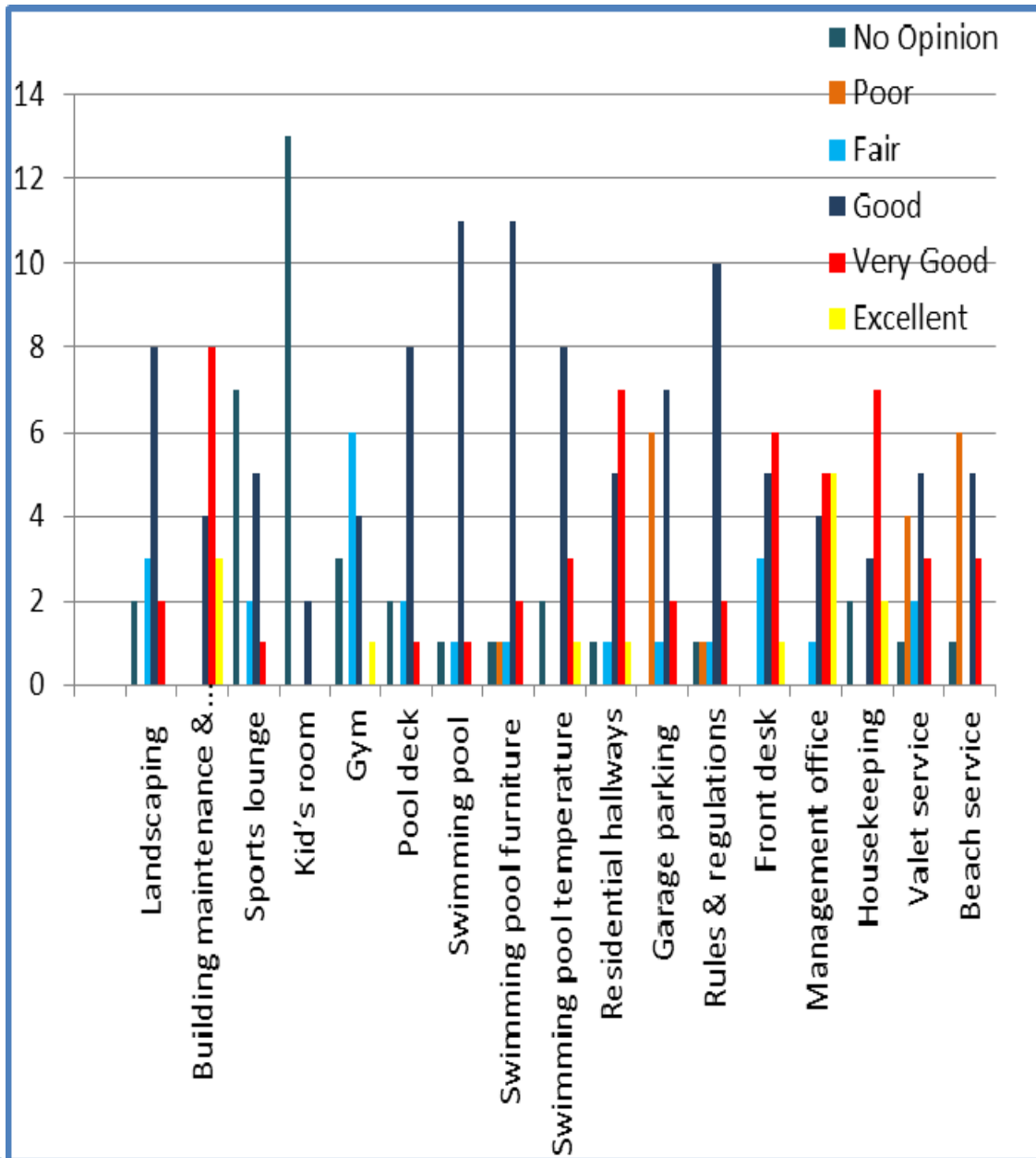
Q. Do you think Condo Fees are too high?

A: Majority of owners said No!!

Continued on page 3

Next Board Meeting :
TBA

Owners Survey Chart 2011



We ask all residents and guests to please be respectful of the new carpet in the hallways. Please do not leave trash in the hallways. If your pet has an accident in the hallways, please report it to Front Desk.

Owner's Survey Continued

Q. What improvements would you like to see at La Perla Condominium

A: Here is a list of answers:

- ◆ La Perla Sign at the front of the building,
- ◆ Better cable company,
- ◆ Improve the Gym,
- ◆ Improve Beach Service,
- ◆ Better parking and improve Valet.

These are all items the Board are looking at this year. The beach service is definitely something we would like to accomplish this year while we have

improved our current cable agreement.

Q. Would you like for the Association to include Internet/phone and video in the association fees.

A: Majority of owners said No!

On page 2 is a graphic illustration of a list of the following services and amenities the Association provides (sorry if it's hard to read). Owners were asked to select from No Opinion/Poor/Fair/ Good/Very Good and Excellent

Obviously again Beach service, valet and parking were the worst

graders. But the sports lounge, Kid's room and Gym did not get a good rating either. This is something the Board will be looking into, this year again.

We'd like to thank all of you who participated. It's a probably a good idea to do this yearly and next year, we should include our tenants . Also as the 5th floor room is almost ready for development, we may ask you for an opinion on what should be done with that room also.

Thanks again!!

We would like to remind home owners 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.

What if all the homeowners' association directors quit, the ship may sink.

Like a condominium association board, the board of directors of a not-for-profit homeowners' association is the entity responsible for the operation and control of the association. The board is responsible for the maintenance, upkeep, and repair of the common properties owned by the association such as the entrance area, Garage, drainage areas, and association recreation areas such as swimming pools and the Gym

The board is also responsible for enforcing the rules and regulations contained in

the declaration of covenants of the Building and other association governing documents. In carrying out its duties the board must budget for the cost thereof and levy assessments on the members to pay for the costs.

What if all of our the unpaid volunteer directors who punch in long hours just decided to quit at the same time. Who would levy the assessments to pay the bills to have the grass mowed, the sprinklers fixed, and the pool and hallways cleaned? Who would sign the checks?? If there is no one around to do these things,

our beautiful building would start declining in appearance and value quickly. The time it can take to elect a new board, or have a receiver appointed, can have great negative impact on a building like ours. Service and material suppliers surely would quit if they are not getting timely paid or paid at all. The grass will grow fast once the rains return and there may be no one to cut it. The pool may turn green as well as the walls in the Gym!! Trash would pile up. The receiver, if required, and the related costs, will be high. Not a good outcome. So whatever you do, remember the position of a Board Member is a thankless volunteer job, so if you see a Board Member around; thank them for keeping the building looking sharp!!!

Board Member's Section

Update from the Board of Directors

Dear Fellow Owners & Residents:

On behalf of the Board of Directors, I would like to thank those of you who participated in the Owner's Survey. I would also like to thank our Manager, Stephen Walshe, for the great idea! Although we received very few responses, what we did receive will help guide us in our decisions over the coming year. We know that the Valet Service and the Beach Service remain a primary concern for everyone, and we will work to ensure improvements in these areas.

For those of you affected by the massive pipe break on the tenth floor, we sincerely apologize for any inconvenience. The repairs and remediation were undertaken with great speed.... and hopefully by now your life is returning to normal. As you may know, it appears that a faulty fire sprinkler pipe caused the massive damage. The Board is undertaking a full review of the pipes and the situation to ensure that this does not happen again.

As you know, the President of the Board recently negotiated the purchase of the parking spaces within our garage that were owned by the City of Sunny Isles. Those 29

parking spaces were required to remain open to the general public. Thankfully now our garage is open only to the residents of La Perla and their guests. Thank you to Roberto Rodriguez for his tireless efforts and great result.

The Board of Directors is here to answer to you... the owners and residents. If there is anything you need to discuss or resolve, please know that we are here to serve you!

Sincerely,
Ron Isriell, Secretary



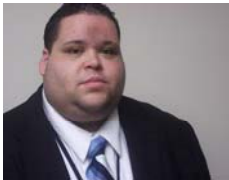
LA PERLA

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Meet the Staff:



Pablo Santos, Pablo has been at La Perla for 5 years and has seen the Condo go through several changes. He has seen the developer leave, 4 managers, 4 Board of Directors

step down. Pablo was here even when La Perla was still under construction. In November 09 he was promoted to Front Desk supervisor and oversees 9 staff members. Pablo's knows almost everybody !

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

A: The people

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

A: Retire

Q. What's the last Album you purchased

A: Michael Jackson; Thriller

Q. What is your favorite movie of 2010

A: Grown Ups

Q. What is your least favorite thing about La Perla

A: The Security System, Millennium

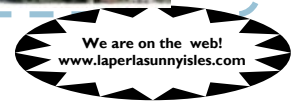
Q. What is your favorite place?

A: Puerto Rico

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

A: La Perla!

Thanks Pablo!



Manager's Column

We are delighted to be able to deliver our new Newsletter . These newsletters are a great tool for communicating to all owners and residents. While we do send email notifications as much as we can for when there are emergency notifications and such. The newsletter will allow us to advise of long-term projects and current issues the building is facing. As stated on page 1, we hope to publish this Newsletter every 2 months.

Back to projects: In the past few months Some of our project completed or nearing an end as are as follows,

- The carpets should be completed within the next week
- The railings on the 5th floor have now been installed and we can start planning on what will become of that room.

- Heating operation has just been added to the building,
- Window cleaning will be beginning shortly.
- And soon you'll be receiving updates on our new TV deal with Primecast. We are moving away from the basic 40 channels currently on offer; to go to Direct TV. The



basic package deal will now offer 150 TV and satellite radio channels. Each unit will receive 2 digital boxes per unit. Ultimately, this new package costs more, but the Board did negotiate to remove the cost of any

20 delinquent units from this contract and to cut the Cabanas from the maintenance fees service, potentially saving owners another \$10,000 annually.

- Other projects you may hear about shortly, is the Storage spaces being made available to Home owners who originally were assigned those spaces. For Home Owners who do have the assignments, please contact me at swalshe@akam.com.

