

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.

Parking rentals have increased and are now \$180.

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City to fund a Beach Access on our seawall: The good news and the bad news!

Ok, let's do the bad news first: So we know the City has already taken over our beach space, well... now they want to take some of our pool area. However, the good news is:

- The area at the pool space is temporary and is just about 100 sq ft at the southeast side of the property.
- Upon the start date (early to mid-June) they will gladly return half of our beach space to us.
- They are also going to fund a beach access stairwell from La Perla's sea wall.

As already mentioned the City plan to knock down our fence in the pool area so they can augur 2-3 more pylons close by our property line on the sea wall. The City requested the existing fence on the south perimeter of the pool deck be temporarily relocated to permit the construction of the beach

access walkway and Pier deck. So, the Association will agree to allow the City to place a temporary fence borrowing no more than 100 sq ft of our property on the southeast side of the property in the pool area. A license agreement will be signed by both parties and we hope to have our fence/property returned within 90 –120 days of the start date.

Knowing the inconvenience this may cause, the City offered to replace the fence and the landscape. In addition, the Board pushed them to go a few steps further — not only insisting they fund our stairwell beach access when the job is done, but co-operate with La Perla during the expansion of the pool area and do a better job securing the free flow in the Pier Park driveway that are used by both



A rendering from the developer in 2005. Anything is possible!

the general public and the La Perla's residents .

We know the best situation would be to beautify and landscape what is now, essentially, an ugly parking lot and transfer the 29 spaces to the new Gateway parking garage (currently under construction)

Since inception, the Board has tried to discuss the ongoing issue of Pier Park with the City, but as it takes five Commissioners to vote on these **(Continued on page 3)**

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

Kate Smith
Luxury Homes and Distressed Properties Specialist

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Broads & Bentley Realtors- International Fine Realty
20900 NE 30th Avenue 8 FL, Aventura, FL 33180

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 RealtorKateSmith@facebook.com



Livio Bellomare
(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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Optimar International Realty
Sunny Isles Beach

(Continued from page 1)

issues, and since they are making up to \$150,000 in revenue with Pier Park each year you can see why the City is reluctant to relocate.

However, there is a sliver of hope. Board President Roberto Rodriguez has taken the lead since day one in dealing with City issues and deserves great credit. He contacted the attorney who initially zoned Pier Park to help us negotiate a better deal for the residents at La Perla. (Roberto, it should be noted, also successfully negotiated the purchase of the parking spaces inside La Perla from the City, earning the Association the right to refuse non La Perla residents parking access in our building and a few thousand dollars also.

Attorney Stanley Price who has worked in the forefront of Florida land use law and was the principal draftsman of important land use legislation will be working with the Board on pressing the City for a more favorable use of Pier

Park. It's apparent that engaging with Stanley Price has altered the City's stance on Pier Park. Even though we've been working on this issue for the past 6 years, we are hopeful the City of Sunny Isles and the Board of La Perla will soon come to an improved arrangement.

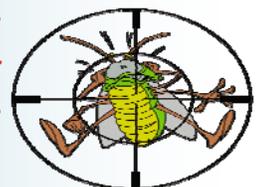
We know all of you have had an unpleasant experience trying to get into La Perla from Pier Park. This is your chance to help us help you. Please tell us your story so we can tell it to the City. The City Commission seem to think that everything is bliss over at Pier Park and we need to tell them it's not! Please email your story to swalshe@akam.com

In our next edition, we hope to interview the Mayor Edclup of Sunny Isles Beach about this issue and other topics of interest to residents.



Delaminating stucco on the north side of the building. The Association had received a violation from the City just before we had started (perfect timing!!!)

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



Managers Column

As discussed in our last edition, La Perla (and all properties in South Florida) faced a hike in Insurance costs for Windstorm/property— as much as \$70,000! Thankfully Board Treasurer Erica Focaro managed to get the costs down significantly— even better than we thought possible. Back in March, the Association received our renewal notice for windstorm in the amount of \$510,389 but with the help of Erica and our agent Brown & Brown that amount was reduced to \$453,711 (representing an increase of only a \$14,630 over 2011). A savvy negotiator, the total price of the premium was down from the previous year by \$1,246.71. Thank you Erica Focaro! The Insurance policy was ratified at our last Board Meeting on April 10.

Things you should know about from April's Board Meeting:

- *We're considering converting the recreation room into a deli/boutique market.*

Imagine this: Getting your morning coffee during your stroll on the beach... or an ice-cream to cool you down while sunbathing... or a smoothie after your work-out in the gym... and how about bopping downstairs to pick up a bottle of wine for your dinner party? Hey why not even add room service? Sure we're getting carried away but who wouldn't want to see that happen? Especially with the expansion of the patio area (we're getting there), this would be a most welcomed addition on premises. We're currently exploring our options and will put it on the agenda for a real discussion at our next meeting.

- *Foreclosed Units:* This year for the first time the Association foreclosed on 2 units— one of which has been rented out (what a mess it was when we got it) and will help pay back some of the bad debt accrued from this unit.



The idea to have a deli/boutique market is only in the conceptual stage right now, but seems like a great idea, let us know what you think.

The other one was never built out, and unfortunately would cost too much to get renter ready. We are trying to force the bank to take it back.

- *The weather has been the painters greatest adversary . Weather permitting, we hope to have the pool area open seven days a week by June 1st.* The painters will then move onto the north side and away from the pool.

(Continued on page 5)

Alma P. Rivera

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(Continued from page 4)

• *All balcony ledges beyond the railing will be painted.* The Board approved this change order as it was not part of the original spec, unfortunately this held up the removal of swing stages on the north side until the Board negotiated a better deal. The reasons for the ledge to be painted are for aesthetic and structural purposes.

• The law suit against the developer continues. Some of the Board Members who have been involved since the beginning are being summonsed for depositions this month and the office is busy turning over reports, (Board Meeting minutes, invoices, our firstborn children.) You name it and their attorneys have asked for it. We are hopeful that the suit can be tied up by early next year. For anyone who is not familiar with the litigation against the developer; The Board are attempting to hold the

developer and the sub-contractors accountable for the building defects.

• *Revised rules and regulations.* The committee have completed their review of the R&R and have made some revisions. The revisions are currently being reviewed by our legal counsel, once done ; all owners will receive an updated copy of the rules before being approved at a Board Meeting. Remember, it is the owners responsibility to get a copy to their tenants. Special thanks goes out to Susan Melamud, Anna Shafranov and Cruzita Rodriguez for dedicating a lot time on this.

• *End in sight for our Primecast saga.* It feels like we've all been through the mill with Primecast. DirectTV is currently maintaining the TV portion of the communications agreement and Primecast is servicing the phones and internet. Primecast/Connexions has filed for bankruptcy and it is predicted that Hotwire Communications will purchase all their assets (including our contract with Con-

nexions/Primecast). We have already met with Hotwire to discuss our concerns and once the purchase is complete, we hope the service will be immeasurably better than before. We will

Primecast : Until further notice: For phone and internet issues, please call @888-532-2980.

For TV issues, please call 877-863-4558

By the end of June, we should have a new provider, As soon as we have more information, we will let you know.

keep you posted and we understand everybody's frustrations.

• *Extra security cameras and access fob readers on premises.* We've installed a camera on the terrace on the 11th floor balcony and a fob reader by stairwell #3 (valet stairwell access). These measures were taken to enhance residents quality of life and not impair it. If you have an

Avoid destroying your neighbors sofa!

Three times in the past month a plumber was called for sewer and toilet water catastrophes, all of which could have been easily prevented. So, in the interests of everyone who has furniture they love and who does not wish to be inconvenienced by smelly leaks, please read the following. It is for your own good and the well being of your neighbors and friends at La Perla.

NEVER EVER throw these items down the toilet or drains: Rags, flushable cat litter, condoms, disposable diapers, feminine hygiene products, and these top three offenders:

1. Oil or Grease from your pan-Just fried chicken? Cooked some bacon? Over time dumping that greasy oil down the drain will clog your kitchen sink and cause huge problems. The grease sticks to your pipes which eventually gives you a clog. Instead, pour the grease into an empty metal coffee can. Make sure that the grease is cooled. Put the lid back on your can. When

the can becomes full you can throw it out in the trash.

2. Toxic chemicals- Paints, turpentine, motor oil, hazardous household cleaning products, or even something more simple like nail polish remover. These are some things that if poured down the drain can get into our sewer system. This is an environmental hazard. If you do need to discard of these products, just read the manufacture's label for instructions. Some of these products need to be thrown out in a proper facility.

3. Construction Debris: Hired someone lately to install a marble floor? The tile guy needs to clean out his bucket, what does he do? He uses your shower or bath. When you hire a tile company make sure it is expressed that they remove all of their thin set and all tools are cleaned off-site. The Association has a hose bib on the west side of the building by the re-

ceiving area; please make note of it, and make use of it.

Any solid matter that you put down the toilet has the potential to cause:

- Raw sewage overflowing in your home or your neighbor's home
- An expensive and unpleasant clean-up
- Potential contact with disease-causing organisms
- An increase in operation and maintenance costs for the Association.



La Perla private drainage systems use narrow pipe-work and in certain areas have bends in them where solid objects can lodge and cause blockages. Please be mindful for yourself and your neighbors.

FACEBOOK : JOIN US FOR CONSTRUCTION UPDATES

WE ARE @ LA PERLA CONDOMINIUM



Like



Believe it or not; The Pier is still on schedule. Picture taken: 05/22/12

The guy on the crane was posing for us when we took this picture

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.

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

Wire transfers cost : Banks are now charging \$25 for international wire transfers and \$15 for national.



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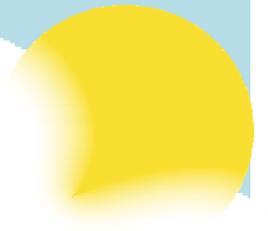
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THE BUZZ



BEACH SAFETY

Living on the beach can sure be fun but like anything in life safety is key.

Beach Rules

No Dogs *No glass containers* No feeding of stray animals* No alcohol* No fishing from shore *No fire works

Beach Flags

- **A RED FLAG MEANS:** No swimming allowed - Dangerous conditions. Usually this flag is up when there are extremely dangerous rip currents. Even the best of swimmers can be pulled out to sea if caught in a strong rip current, and unfortunately every year people die from them.
- **A YELLOW FLAG MEANS:** Swim with caution. Be cautious of strong long shore currents or other swimming hazards. Especially stay clear of piers or other obstructions that run perpendicular to the shore. These are the most common places for rip currents.
- **A GREEN FLAG MEANS:** Safe swimming conditions. Swim with usual care. Do not use alcoholic beverages before you swim. Alcohol dehydrates your body and so does salt water and the sun. If you add all three of those together you can potentially get very sick, and worst case, even die.

The sports lounge on the 11th floor has Wi-Fi.



PET OF THE MONTH



We are pleased to announce that La Perla will be featuring our resident's pets in our newsletter. In order for your pet to be featured as our Pet of the Month kindly submit an email to aurena@akam.com with the below information:

- Pet details (name, age and breed)
- Photo of pet

Include a mini-bio detailing any special skills that they may have.

Meet Miss Ellie; she won the title of Worlds Ugliest Pedigree Dog in 2009.'Her dream is to travel around and prove that ugly is just a word. Over the years, Ellie has helped raise more than \$100,000 for the Sevier County Humane Society.

Ask Ana...

Q: I am tired of using Valet, I wait sometimes up to 20 minutes to receive my car. Is there any way I can SELF-PARK my car instead?

A: I understand the frustration that may come with valet. The building was originally designated to be a valet only building by the developer, later he sold self parking spaces to owners making the situation a little more sensitive and a lot more complicated. But YES there is a way to self-park, please check-out our website at www.laperlasunnyisles.com under the classified tab you will find Owners who are renting & selling their self-parking spaces.

Q. How much is it to self-park?

A: Great question, but it's actually up to the owners, they determine the costs. Right now it's anything from \$180-> \$250 a month.

Lock Boxes: Due to liability and constant issues, Front Desk will only issue lock boxes to Realtors. Housekeepers /family/Friends will not be given access to lockboxes



Photo of the month: Having received some excellent photographs from our residents for our facebook page, we've decided to share them with everyone. Above is our choice for this newsletter edition. Picture was taken by Richard Papazian. Great picture Richard, we've never seen a prettier construction site!! If you have a great photograph of La Perla you'd like to share with us, please forward it to swalshe@akam.com. Visit our Facebook page to see more great photos

Social Committee:



The Social Committee are considering starting Spanish classes for beginners. If you are interested; please contact Ana Urena @ aurena@akam.com

The Association will subsidize classes!

The Social Committee would love to hear suggestions for social events from you.

EXAMPLE:

- Russian classes,
- Yoga
- Boot Camp classes.

Please send suggestions to Ana Urena @ aurena@akam.com

{ A Wine Tasting Party }



The newly formed Social Committee are also planning an event for the Holiday season. If you are interested in a wine tasting event/get to know your neighbors. Please contact Ana Urena @ aurena@akam.com

The Association are considering a subsidized charge .

Meet the Staff:



London Nelson was our employee of the month for March 2012. London began working at La Perla in April 2011 as the Front Desk clerk on weekends/nights and now helps Ana Urena in the office a few days a week. London hails from the state of Georgia and is studying for a Bachelors in Health Service Administration at FIU where she expects to graduate in December 2012.

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

A: I love meeting new and interesting people

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

A: Sitting in the chair for too long!

Q. What's the last tune you purchased?

A. "Almighty" by Christine Vest

Q. Elvis Pressley or The Beatles?

A. The Beatles

Q. Mariah Carey or Madonna?

A. Mariah Carey

Q. What is your favorite movie of all time?

A: Love & Basketball

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

A. Shop!!

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

A: Atlanta (being home is a great vacation for me)

Q. What is your favorite meal?

A: Crab legs with extra butter...yum!

Q. What is your favorite TV Show?

A: Real Housewives of Atlanta

Q. What was the last book you read?

A. Text-Book: Legal Aspects of the healthcare field.

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

A: Oprah, Michelle Obama. Dr. Phil, Maya Angelo

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

A. I would like to be married, working on my PHD and enjoying life

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

A. Legacy Academy I was an assistant teacher to a classroom of 25 2 year olds. I love children so it never felt like work.

Thanks London!!!!!!



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