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La Perla Ocean Residence



SIB District 4 Residents: Are you registered to vote?

Okay, La Perla Residents, please read.....we want you to get involved. The City's next Election is scheduled for November 4th and never has it been so important to the Association. As a group, the Association has never supported one City official in the local elections, but if we continue to not pull together, the chances are that Pier Park will remain the way it is.

The City Staff has done minor tweaks, but the message we get from them at this point is that this is all they will do to alleviate the traffic blockages and dangerous conditions of our entrance. They have suggested that if we want better security/monitoring in Pier Park, then the Association should contribute financially

in a cost sharing deal.

Anyway, the bottom line is this: If we get the right people elected, opinions would start to shift!

Lately our Association's Board and particularly President Roberto Rodriguez has been attending City events and Commissioner meetings. They have met with Commissioners and usually the response is positive, but so far no action is ever taken.

The good news for the Association is that the person most opposed to relocating the 29 parking spaces at Pier Park, Mayor Edelcup, is termed out of office, however we still do not know which candidate the Association should back. Over the next

few weeks/months, we will be meeting the candidates to discuss their position.

Lewis Thaler, who is a former Vice Mayor, and Bud Scholl current Commissioner will be the candidates for the Mayor position.

In District 2, it looks like Jeanette Gatto will run unopposed and the Board has received positive feedback from Jeanette in regards to Pier Park.

In the District 4 election, (this is La Perla residents district) to date only Isaac Aelion is in the running. We are waiting to see who will run against him. However, what is interesting is that the election in 2010 was won by 80 votes in favor of Isaac Aelion (**1,275 residents voted only and 634**

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of those were absentee votes). We know that if we all get behind the right candidate we can make a change and work with the City to resolving this issue.

So we are reaching out to you. If you are a resident here, please register to vote. Pier Park affects everyone who lives here on a daily basis. We have witnessed many arguments, near accidents, delays entering the building, delivery trucks, Inebriated loud people (shall we go on) . You name it. The Association wants Pier Park to be a park,

not a parking lot!

Here is some useful information to registering to vote:

In order to vote in Sunny Isles:

You must meet the following criteria:

- ◆ You must be 17 years of age
- ◆ You must be a citizen of the US
- ◆ You must reside in Miami-Dade

Voting registration applications are available at <http://www.miamidade.gov/elections/>

If you are out of town or just too busy you can register as an absentee voter.

Important facts about the Sunny Isles election:

Each commissioner is elected for 4 years, there are staggered terms. There are 5 seats on the Commission and there are 3 up for election this year. Also, it does not matter which district or part of the City you live in. A SIB resident can vote for any Commissioner in the City from any district .

The following seats are open for election on November 4th.

Running for Mayor:

- Bud Scholl
- Lewis Thaler

The Association will be talking to both candidates in the next few weeks and will then post our preferred candidate in the October Newsletter

District 2:

Jeanette Gatto

As of now, Miss Gatto will be running unopposed. **The Association supports Jeanette Gatto**

District 4:

Isaac Aelion.

The Association is waiting to see if there will be another candidate, we will post our preferred candidate in the October Newsletter.

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Managers Column

It has been a while since our last Board Meeting, but most of the business that was done had already been taken care of. Our Board Meeting on 07/01/14 just had a few items that needed to be ratified. The Insurance policies for the building approved in May were ratified. We approved the Hurricane Manual for the staff and we did discuss hiring a company on contingency in the event that there is a hurricane . But having reviewed the agreement on offer, the Board declined it on the basis that the Association would've been in the hands of just one company who may be completely stretched and may not even have the resources on such a catastrophic day.

Also on the agenda, a motion was made to help owners who purchased parking spaces which were incorrect-



Happy Residents enjoying their Ice-Cream

ly assigned by the developer. Members who own spaces that are unobstructed will also be permitted to self park. You can contact the office for more information.



Commissioner Jeanette Gatto at our Ice-Cream Social with Board President Roberto Rodriguez

Also at the meeting, the Board agreed upon review of the contract

to allow a technology company install an antenna on the roof top. This revenue will bring in over \$8,000 annually. Thanks to resident Leeor Gerva and Board Director Tim Lanham for getting this done.



The set up by Miami-Scoops

Our Social Committee staged an Ice Cream Social on June 12th which was a great success. Our guest for the event that day was Jeanette Gatto, City Commissioner of Sunny Isles . Miami Scoops provided the ice cream. A big thank you to our Beach guys who ran the ice creams to the residents on the beach that day. bless!

Continued on page 4



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Our World Cup Party: A full house and a few anxious people!

We also installed a projector and drop down screen (122") in the recreational room, just in time for the World Cup final and staged a party for the day. A big thank you to our Social Committee for organizing and helping out on the day. More people showed up than we expected but it was a great success. We will definitely do something like this again. We will also try to fit in some movie nights. The projector will be a great asset for the building and will improve parties and help with meetings. The room is available for rent , please contact the office for more information.

Update on our project to expand the pool deck; it is slowly moving along. The Engineer has signed off on all the submittals, we expect the mezzanine to be ready in September for installation. We will then install the pool heater and complete the paver installation. We are looking at a October completion date.



More people showed up to watch the World Cup Final than appear at our Board Meetings!

Due to requests on improving the gym; We also installed 2 spinning bikes in the gym.

Please remember it is still Hurricane Season. Do not leave furniture on your balcony if you are leaving town .



Poor Danny and Leeor had to sit on the floor!

And Finally congratulations to Ana Urena. Her boyfriend proposed to her on the Pier on July 16th. (She said yes!) A big thank you to the Manager at the Pier John Maddele-na who was very convincing in making Ana come out to the Pier. Congratulations Ana, we wish you the best of luck!

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La Perla Market update page:

The purpose of this page is to share with you the most recent sales and rentals in the community to make sure all owners, residents are getting the market value for their units. In this section, we will publish the most recent sales as well as the highest paid rentals (short term and long term) for the past 2 months for each line. **We can only base the information below on what we receive from owners/tenants.** Almost all of the short term rental units are furnished. Sometimes the fees appear higher for various reasons such as residents having pets etc. Please feel free to make comments.



Short Term Rentals:

These are rentals LESS than 6 months. 

Unit Type	Bed	Bath	Den	SQFT	Avg Monthly Rate	Highest Monthly Rates
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	\$5900	\$6000
Line 01 (B)	2	2 ½	YES	1,623	\$5550	\$6700
Line 02 Garage Level (H)	2	2 ½	NO	1,698	NA	NA
Line 03 Garage Level (J)	1	1	NO	906	\$3400	\$3400
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$5000	\$6450
Line 04 (G)	2	2 ½	YES	1,715	\$4450	\$4500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$3250	\$4500
Line 06 (F)	2	2 ½	YES	1,637	\$6000	\$7500
Lines 07 & 08 (E)	2	2	NO	1,423	\$5000	\$6500
Line 09 (D)	2	2	NO	1,266	\$3700	\$5500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$3250	\$4500
Pent House Floor (L,M & N)	3+	3+	1+	2625+	NA	NA

Unit Type	Bed	Bath	Den	SQFT	Avg Monthly Rate	Highest Monthly Rates
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	NA	NA
Line 01 (B)	2	2 ½	YES	1,623	\$3400	\$4000
Line 02 Garage Level (H)	2	2 ½	NO	1,698	NA	NA
Line 03 Garage Level (J)	1	1	NO	906	\$2450	\$2500
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$3000	\$3600
Line 04 (G)	2	2 ½	YES	1,715	\$3000	\$3500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2500	\$3500
Line 06 (F)	2	2 ½	YES	1,637	\$3100	\$3900
Lines 07 & 08 (E)	2	2	NO	1,423	\$2900	\$3300
Line 09 (D)	2	2	NO	1,266	\$2700	\$3500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2500	\$3500
Pent House Floor (L,M & N)	3+	3+	1+	2625+	\$4750	\$4750

Long Term Rentals:

 These are rentals MORE than 6 months



Type	Unit	Date Sold	Price	Unit Sqft	Price Per Sqft
B	2401	5/6/2014	\$825,000	1,623	\$ 508.32
A	4103	6/13/2014	\$800,000	1,602	\$ 499.38
B	2901	6/17/2014	\$975,000	1,623	\$ 600.74
A	4002	6/17/2014	\$955,000	1,602	\$ 596.13
C	3805	6/25/2014	\$620,000	1,000	\$ 620.00
A	1602	6/26/2014	\$910,000	1,602	\$ 568.04



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THE BUZZ

Thoughts to Ponder:

Never forget how blessed you are.
Don't be negative when you have so much to be POSITIVE about.

Ask Ana:

Q: My guests are arriving July 1st to August 1st what is the procedure?



R: This is a total of 32 days from the start date to the end date. If your guests are staying more than 30 days, they need to be screened & an application must be submitted for board approval. Even if they stayed in another unit. The rule is in effect for a calendar year.

Pet of the Month:

Hello La Perla residents my name is **Neka Chauhan.**



I am an *Apple Head Chihuahua* but if fabulous was a breed that's what I would prefer to label myself.

I do not enjoy other pets, I am more of a people doggy. I am not a fan of wet mud and aggressive noise or people.

I love to sun bathe while looking at the ocean. My favorite color is Pink. I enjoy being pampered and loved all the time. I adore a good belly scratch. I take delight in playing in the sand without getting myself dirty & lastly I love humans. They seems to enjoy my company ;)





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What causes your AC to freeze over?

So you come home and you see the floor is soaking wet. There is also an Iceberg wrapped around your AC unit. What happened?

What causes an AC to freeze up?
The most common cause is a system that is low on refrigerant, or Freon, but that's not the only cause. A system that is not moving enough air through the duct system can also freeze up. Low airflow could be caused by a dirty filter, or even a dirty indoor evaporator coil (often called an A-Coil). A frozen system can also be caused by setting the thermostat too low at night. What's too low? We've seen units freeze up at night when they are set to 68 degrees.

What should you do if you're AC freezes?

- ◆ Turn the AC off at the thermostat.
- ◆ Check your filter. Is it wet? This means the evaporator coil is frozen up, and the water that is melting off it is missing the drain pan. You better get some towels to line the floor to keep the water from ruining floors or ceiling below your unit when the chunk of ice really starts to thaw.
- ◆ Is the filter filthy? If not, you've probably got an issue that is going to require a trained professional. If the filter is filthy, throw it away and proceed to Step #4.
- ◆ Switch the Fan to the "On" position at the thermostat (leave the AC turned to "Off"). This will help move more air across the frozen coil so it will thaw faster.
- ◆ Allow the machine to thaw, visually inspect the outdoor copper lines and the indoor coil for ice. It can take a

couple of hours for all that ice to thaw, so you may need to give it a little more time.

- ◆ Put the new filter in, and turn the a/c back on.
- ◆ Keep an eye on the system. If ice reappears, turn the AC off and call a professional. If the system doesn't start to cool the house down within a few hours, turn the AC off and call a professional.

Could it be something else?

Other reasons for a frozen AC could include a dirty coil (that limits air flow), too low a temperature setting at your thermostat (remember, it's an air conditioner, not a refrigerator), or an undersized duct system. Most of these items will only be diagnosed after the dirty filter or low Freon charge are ruled out.

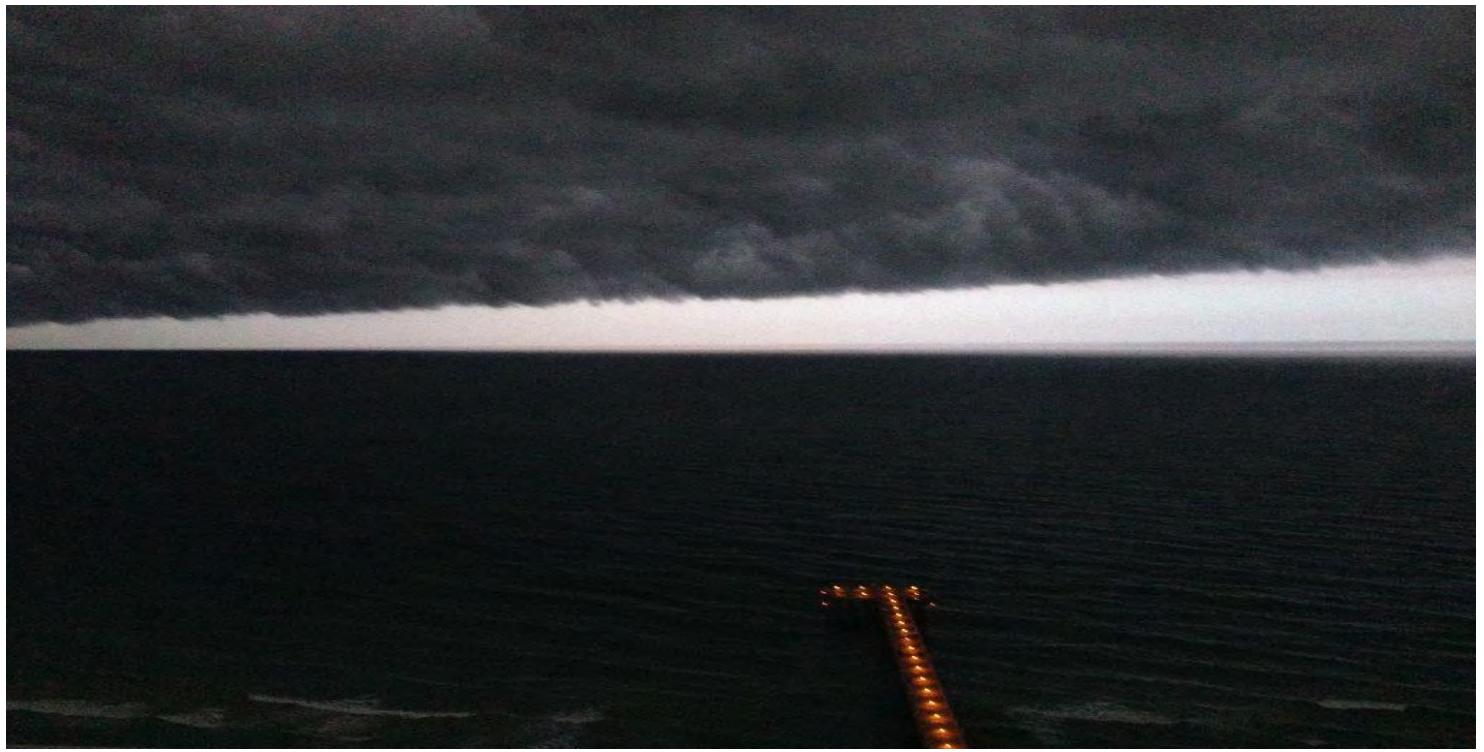


PHOTO OF THE MONTH: A great picture taken by John Dick from the 27th floor. You can see more of John Dick's pictures on our Facebook page. If anyone has photos you'd like to share, please send them to swalshe@akam.com

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Meet the Staff:



Rashan Dyer has been working at La Perla since March 2013. He began working for Blufin before AKAM took over the beach service.

Q. Who would you most like to trade places with for a month?

A: Michael Jordan

Q. What's the best way to spend a rainy weekend?

A: At home playing video games

Q. Who has inspired you as a

mentor and why?

A. My big brother, he was my dad growing up

Q. What do you think is the ideal age?

A. 25, I'm 30 years old now..

Q. What is your favorite movie of all time?

A: Bad Boys II

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

A. Spare time is family time

Q. If you could have another name what would you chose?

A. Kobe (after Kobe Bryant)

Q. Where would you chose to live if you had to leave the Country

A: Japan, it's a completely different scenic view

Q. What is your favorite song of all time?

A: Marvin Gaye: Let's get it on

Q. Which celebrity do people say you resemble?

A. When I had my beard, people said I looked like Rick Ross

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

A: Michael Jackson, Tom Brady, Kobe Bryant & Michael Jordan

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

A. Working here, I have met many people from different cultures

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

A. the environment

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

A. The sun & the sand

Thanks Rashan

LISTED

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2+ Den Unit #3006

Direct Ocean 2+ Den #702

2/2 Unit #3909

Corner unit 2/2 #4208

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