

La Perla Ocean Residence

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- ◆ \$75 for 1/4 page
- ◆ \$125 for 1/2 page
- ◆ \$175 for 3/4 page
- ◆ \$200 for full page
- There will be a \$15.00 charge on our website with a minimum 3 month advertisement.

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We're having a 4th of July Luau Party!

Great News!!

We're having a party on Thursday the 4th of July. The party will take place on the pool deck and the party room commencing at 6pm.

It's a themed party, so we expect everyone to wear Hawaiian shirts and hulas!! There will also be a mandatory limbo dance and we have hired a choreographed Hawaiian/ Polynesian Show which includes a fire show !

Exquisite Bites who catered for our last event has

been invited back for the event.

For the meat lovers, we will have a pig on a rotisserie For our vegetarian friends don't worry, we will have a great selection of foods to choose from.

The party starts at 6pm in the pool area till 9pm. We will be serving wine and beer.

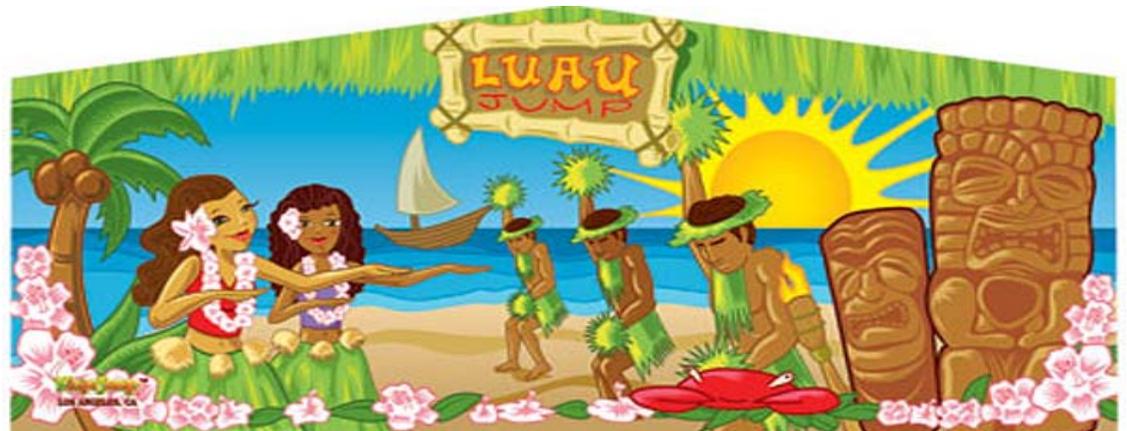
If you are interested in coming to the party, please contact Ana @ aurena@akam.com to register. Tickets will be \$10

(With the proceeds going to a charity decided by the Board).

A big thank you goes to our Social Committee Members Tim & Millie Lanham and Ana Urena for organizing the event.

Also a big Thank you goes to our Property Management company AKAM who will contribute \$1,500 to the event.

For all those owners out of town, we hope you plan your trip to Florida for the event and we'll see you there!

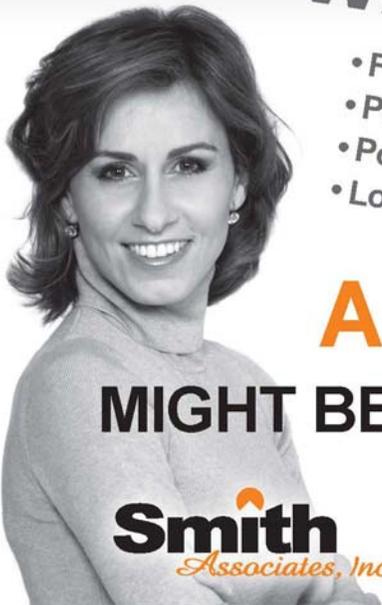


KNOW SOMEONE WHO IS FACED WITH...

- Foreclosure?
- Past Due Mortgage Payments?
- Poor Luck Selling Their Home?
- Losing Their Job?

A SHORT SALE MIGHT BE THE ANSWER!

Smith Associates, Inc. 305.251.1282



Managers Column

3808: Congratulations to the Board of Directors for recovering all of the Bad Debt and more for #3808.

(Please see our April edition for more information) The unit sold on April 3rd, 2013. In total, there were 3 bids (all bidders were home owners) with the highest bidder deciding not to follow through with his offer the next day. The 2nd highest bidder who was only a few hundred dollars less followed through and now owns the title to the unit.

The Bids were as follows:

- \$61,316.01
- \$61,000.87 (Winning Bid)
- \$54,321.09

Had the unit had a Bank Foreclosure, the Association would've collected 1% of the mortgage; just a little more than \$4,500.!! With the proceeds there is extra money to wipe out other bad debts (i.e. : unpaid fees that were considered non-recoverable from units that did foreclose)

Insurance: Our Treasurer and the office worked tirelessly to get the best deal for the Association. We met with several agents and in the end, we actually managed to pay

less than 2012. Considering Insurance went up again, this was an excellent deal for the Association. We changed the Flood zone from X to AE by completing a new survey and confirming the elevation was higher than originally thought, this brought down the flood policy and the total premium!

Big kudos goes to our Treasurer. For the record, Mrs. Focaro has been successful in bringing down the Insurance for the past three years in a row. Can you please negotiate my home Insurance Mrs. Focaro?

2013/2014 premiums totaled up to \$520,455.58 (yes, that's a lot of money!)

In regards to **the Pier project**, it looks like it might be finished in 2015. **Only kidding:** According to the City;

There will be a grand opening celebration of Pier Park on Saturday, June 15th with fireworks display, then on Sunday June 16th Pier Park will be open to the public.

Do you know what that means??

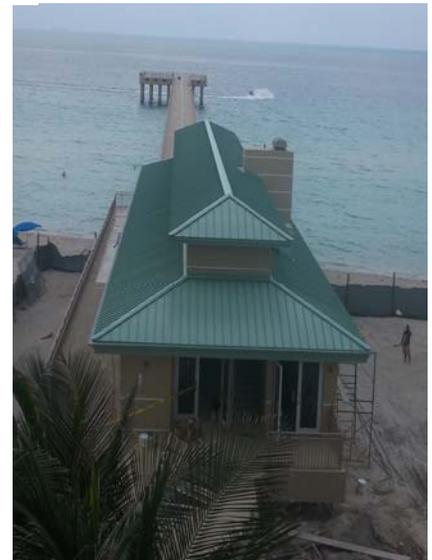
The entrance to Pier Park will be crazy again. Pedestrians will be walking through the middle of Pier Park, cars blocking the entrance to La Perla waiting for a parking space to become available; the entrance to the building

will be pandemonium again. But there is something we can do and the time is now to act. Please contact the City Commissioners and tell them of your concerns. The City is building a parking garage across the street, but they see no reason to relocate the 29 parking spaces at Pier Park!!!

The City Commissioners need to know how exasperating it can be. Our Board Secretary Ron Isriel is currently talking to the Commissioners in an effort to address the situation, but we need your help also.

Below is the list of Commissioners and their email addresses.

The City Commissioners are:



The Grand Opening of the Pier is scheduled for 06/15/13

- Mayor Edelcup: nedelcup@sibfl.net
- VM Isaac Aelion: iaelion@sibfl.net
- Jennifer Levin: jlevin@sibfl.net
- George Scholl: Gscholl@sibfl.net
- Jennifer Gatto: Jgatto@sibfl.net

Valet: We renewed our Park One Contract (effective May 1st). We met with several companies but in the end, we feel we got a good deal with Park One. The agreement is a without cure contract, and a 30 day cancellation notice. We hope there is a big improvement in the quality of service. (Please let us know).

Continued on page 3



Livio Bellomare
(305)-785-9069

English,
Italian,
French,
Spanish

Your In-House Realtors!!!

AT YOUR SERVICE

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
(305)-785-9069

English,
Spanish,
Italian



bellomareinvestments@yahoo.com

Optimar International Realty

Sunny Isles Beach

From a financial standpoint, The Association will now keep all the profits from the validation coupons. **(Look out for the new La Perla coupons).** On July 1st, we will stop using the old green/pink coupons and only accept the new La Perla coupons. We will gladly exchange the old outdated coupons for new ones at no charge at the office. **Meanwhile, we hope to have a new text retrieval system for long term residents here in the building sometime in June.** We are also looking into leasing our own shuttle vehicle for our residents.

Fire Department: Whenever there is a false smoke alarm in the building, The Fire Department may fine the Association. **As I write this, we've had 3 False alarms this year. Typically, the first 2 are free, then they start charging us! The first fine is \$510 and thereafter its \$1,010. Please make sure your guests know this.**



Pulling this as a prank could end up costing you \$1,000!!

Unfortunately, The Association has no choice but to pass this on to the

owner or resident who is responsible for the alarm going off. A false alarm can mean setting of a pull station as a practical joke or opening the unit door to vent your unit from the smoke of burning food on the stove. The Association cannot be held responsible for residents being 'negligent'.



Open the sliding door to vent; not the hallway door!!

We had a **Board Meeting on 05/22/13;** the items on the agenda were:

• **Window cleaning proposals:**

We received 3 proposals to clean the inaccessible windows

Cliffhanger: \$7,280

Native High Rise: \$4,200

D&D Windows: \$4,300

The Board agreed on Native High Rise and hope to have them start June 17th. We will post notices in the elevators as soon as we are certain about the date. Just before the

cleaning, we recommend every resident to mark the area of their windows that need the most attention with blue painters tape.

• **The consideration of purchasing our own Beach Chairs:**

Let's face it, the equipment is old and weathered. Blufin (our beach service contractor) own the furniture. At the meeting the Board discussed entering into a long term agreement and having Blufin finance new equipment for the Association (obviously we'd have to pay more for the service). When the contract expires, the Association would own the equipment outright. The Board decided to table this idea until further investigation.

• **3rd floor garage drainage issues:**

The 3rd floor garage does not have good drainage, (the drain grates are very cute!) and given it's the floor above the lobby and valet area; it's going to cause problems in the near future. Add in the waterproofing system is failing after 7 years and the 3rd floor does not have mesh metal windows similar to all the other floors to help repel the rain.

Continued on page 4

But there are options: We could install mesh windows and louvers (or screens) behind the windows to block the water entering or install a drain and refinish the waterproof system. Either way, any suggestion put forward is an expensive one.

The Board decided to table the item until Board Secretary Ron Isriel discusses the issue with our Engineer Dean Carlson.

• Pool surface refinishing:

During the construction of the Pier; we had to repair a leak, but we also discovered structural cracks. We suspect the pool was damaged during the pile driving and we are investigating. In the meantime, it is important to get it fixed! We received 3 bids

Pool Boy Plastering: \$15,783.30

Pool Surfacing: \$12,700.00

DUC Pool: \$10,384.00.

The Board agreed that as there is currently no leak and the pool would have to be shut down for at least 5 days, it would be better to address this issue during a quiet time of year....most likely December or January.

• HVAC condensate drain:

We have guesstimated our air handlers (the ones that don't keep your hallways cool) are draining 175,000 gallons in condensation down the drain. Having spoken to our mechanical engineer and our water treatment company, they think it's a good idea to return the waste to our cooling tower and recycle the water: We received two bids:

Smart Air: \$4,860

Community Air: \$6,875

The Board voted to hire Smart Air.

The last two agenda items mentioned are obviously water related. In the past few years, we have noticed a big increase in water costs. In 2011, The Association spent \$181,269 on water/sewer and in 2012, the Association spent \$187,189. In 2013, we are on course to spend more.

At the Board Meeting, the Board discussed that toilet leaks are an issue in every building and every unit in La Perla whether occupied or vacant should be inspected by our maintenance team to help save the Association money. We will let every resident know about this shortly.

Is your AC unit efficient?

Whether it's your electric bill, the cost to fill up your vehicle or your company's bottom line, rising energy costs have impacted our lives. As our planet's resources become increasingly strained, our costs will continue to rise. However, the good news is that companies approach this crisis as an opportunity to (make more money of the consumer) reduces the rate at which we consume energy and an opportunity to provide a clean, resourceful planet for many more generations to come.

One of the industries working overtime in the energy savings field is the Air Conditioning companies. Approximately 50-60% of homeowner's electric bills is a direct result from the air conditioning unit.

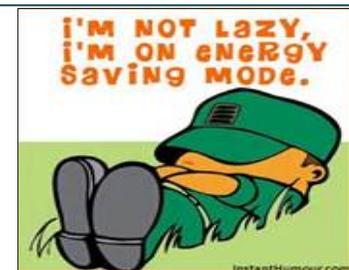
Have you ever heard the term SEER Rating?

SEER (Seasonal Energy Efficient Ratio) is simply a measurement of the energy efficiency of your equipment. The higher the number, the more energy effi-

cient it is. As of January 2006, legislation was approved that all residential air conditioners sold/manufactured in the United States must have a SEER of at least 13. It is our understanding the units installed at La Perla have a rating of between 11-13. (These units were manufactured in 2005) .Today, you can get units with ratings of up to 21.

To get an idea of just how important the SEER rating is, compare the operating costs between two models. For example, compare the difference in operating costs between a model with a SEER rating of 16 and one with a SEER rating of 21. If the unit with the 16 SEER rating costs \$300 to operate each year, and each SEER point equates to a 10 percent savings, the model with the higher SEER rating would only cost \$150 to operate for a year, because it has 5 more SEER points.

While a new unit is very efficient straight out of the box, it decreases in time due to factors such as improper



maintenance, overuse and aging! In the US, approximately 90% of the systems are past their one or 5 year warranty.

There are a few but effective ways a resident can take to retain maximum efficiency levels in their systems. **You should replace your AC filters once a month and have your unit maintained by a professional company every year.** A programmable thermostat can be installed for a very reasonable price to ensure the unit is running only when you need it, rather than all day and night.

As technology continues to progress, we will be presented with more options and more savings to help curb the effect that rising energy costs and demand has on our lives.

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. Please feel free to comment, make suggestions as we develop this page

Unit	Date	Price	SQ Ft	Price Per Sq ft
2308	3/27/2013	\$ 730,000	1,423	\$ 513.00
3309	4/10/2013	\$ 671,000	1,266	\$ 530.02
1002	4/15/2013	\$ 825,000	1,698	\$ 485.87



Long Term Rentals:

These are rentals 6 months and more

Unit Type	Monthly Amount
01	\$ 3,500.00
02	\$ 3,300.00
03	\$ 3,300.00
04	\$ 3,150.00
05	\$ 2,900.00
06	\$ 3,450.00
07	\$ 3,000.00
08	\$ 3,500.00
09	\$ 3,100.00
10	\$ 2,500.00

Short Term Rentals:

These are rentals less than 6 months

Unit Type	Monthly Amount
01	\$ 4,565.00
02	\$ 5,500.00
03	\$ 5,000.00
04	\$ 4,000.00
05	\$ 3,700.00
06	\$ NA
07	\$ 4,800.00
08	\$ 5,000.00
09	\$ 5,000.00
10	\$ 3,000.00



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JAIME MARTINEZ TAPIAS
786 3974941
jmartineztapias@yahoo.com.co

Resident ID Card

CITY OF SUNNY ISLES BEACH



We are offering the residents a photo identification card that streamlines access to city programs.

Available for free at the City of Sunny Isles Beach Government Center and the Pelican Community Park.



Proof of Sunny Isles Beach residency is required.

This must be a utility bill (i.e. electric, phone or cable, Cell phone bill is NOT acceptable). Participant must be a year-round resident of Sunny Isles Beach Or parent/legal guardian must own/lease in Sunny Isles Beach.

However, if utility bill is not available or there are additional residents in household, a copy of lease and a letter from condo/management office stating who resides in unit are required.

For additional information call CCS Dept. at 305-792-1706.



THE BUZZ

Thoughts to Ponder...

"We must learn to live together as brothers or we will perish together as fools." - Martin Luther King

Ask Ana...

- Q: *Why cant I leave a lock box in the front desk for my guest, family members, housekeepers and anyone else that needs to enter my unit?*
- R: Lock boxes are a huge liability for the Association and are strictly used by professional real estate agents with the proper documentation. There has been cases where lockboxes have been used by unauthorized guests to enter a unit. We want to protect your personal property and safety is key! (pun intended)

PET OF THE MONTH

Meet Rumpelstiltskin aka Rumpy

Rumpy has spent his whole life living in the La Perla ocean residences. When he was 3 months old he was adopted by his parents Scott and Elissa Dimig from an animal shop in Surf-side. He just turned 4 years old last month but he still acts likes he's a puppy. Rumpy loves to socialize with other dogs in the building, two of his long term friends are Ethel and Princess. He also likes to play with new born puppies and blonde pomeranians. He enjoys long walks on the beach, swimming in the ocean, belly rubs, carrots and snuggling. Rumpys also likes to eat human food that falls on the floor, treats, and his chew toys. He is an excellent sleeper and above all a great companion. He is so happy to live at La Perla and hopes to make some new friends this month. He is very low to the ground and has a great nose for sniffing so make sure you clean up after your pet because Rumpy will find it :) See you on the grass!!!





PHOTO OF THE MONTH: This photo was taken by home owner John Dick. You can see more of his photos on our Facebook page. No one tried harder this month to get picture of the month . Congratulations John!!! If anyone has photos you'd like to share, please send them to swalshe@akam.com

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LA PERLA CONDOMINIUM



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I CAN FIND YOU READY BUYERS

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BROKER-ASSOCIATE

CEL. 718-947-6530
FAX. 305-933-1240

MYGOLDENREAL@YAHOO.COM
MYUSTER.SEF.MLXCHANGE.COM



We are offering pest control to residents for \$125 a year. Please contact the office if you would like to get this service



What happens to Assignments when selling units?

Recently, we've noticed some confusion over the transfer of an assignment during and after the sale of a unit.

Let's be clear; once you sell your unit: all assignments that are attached to the unit UNLESS previously and properly assigned to another unit in the condominium will automatically pass with title to the new homeowner.

We have had 2 situations in the past few months where the former owner was attempting to sell self-parking spaces they did not own to current members. (and they almost sold them!!) Thankfully, the office was aware of it and managed to block any illegitimate sale.

Keep in mind that parking spaces, cabanas & storage cages are considered limited common elements and that these assignments must be recorded in a log maintained strictly by the Condominium Association, they are NOT be recorded in any public records.

Let's envision the situation Sebastian is the owner of Unit XYZ. This unit originally came with one (1) valet parking spot. Sebastian decides to purchase a self-

parking spot in the amount of \$20k. Three years later he decides to sell his unit. The closing takes a few weeks later and Bob is now the new owner of Unit XYZ. Sebastian assumes that since he bought the parking space separately and on a different date that he is still the owner of the self-parking space. He lists the self-parking space for \$30k. Sebastian is in the wrong here!

What he has failed to acknowledge is that he is no longer a member of the Association. **If Sebastian wanted to sell his parking spaces separately from his unit he should've transferred the assignments before the closing when he was still a member.**

So, if you are you thinking of selling or buying a cabana, parking space or storage cage the Association urges you to stop by the management office and confirm it's a legitimate transaction. We can handle all the paperwork for both parties and its better we do it anyway as we are the ones who maintain the records.

Remember, homeowners do advertise parking spaces to rent and sell on our website: www.laperlasunnyisles.com

Let us guide you accordingly.

THE HIGHEST SALE

IN LA PERLA 02-03 LINE BY

Sylvia Levine | CIPS, ASP
Lic. Real Estate Broker

Cell | Text **305.975.0880**



**LOOKING TO SELL,
SHORT SALE, BUY OR RENT?
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FOR MORE INFO, PLEASE SCAN:



Smith
Associates, Inc.

Meet the Staff:



Lisneth Garay started working at La Perla in June 2012. She works at Front Desk and also in the office at weekends providing ID's and decals for guests. Lisneth originally from El Salvador, grew up in California, and has lived in Florida for the past 4 years. She studies traditional Chinese medicine. Congratulations to Lisneth who is also our May employee of the month.

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

A: The Diversity

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

A: Cleaning up Dog waste

Q. What's the last tune you purchased?

A. Free Like Me: Reverberation

Q. Elvis Pressley or The Beatles?

A. The Beatles

Q. Mariah Carey or Madonna?

A. Madonna

Q. What is your favorite movie of all time?

A: Children of Heaven

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

A. Yoga, Meditation, read books, swimming, running, Henna, Drawing

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

A: Panama

Q. What is your favorite meal?

A: Duck Curry

Q. What is your favorite TV Show?

A: I don't watch TV

Q. What was the last book you read?

A. The Heart of Buddha Teaching By Thich Nhat Hanh

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

A: Mozart, Einstein, Rumi & Gibran Khalid

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

A. Acupuncturist: Opening my own business

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

A. Teaching yoga to less fortunate kids in Little Haiti and Little Havana with La Luchi foundation.

Thanks Lisneth



Call us today for free comparable market analysis for your property

RE/MAX

Kelly Salinas P.A.

Cell: 954-643-5487

kellysalinas7@gmail.com