

La Perla Ocean Residence



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Rates in the Newsletter are :

- ◆ \$75 for 1/4 page
- ◆ \$125 for 1/2 page
- ◆ \$175 for 3/4 page
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2016 SIB Election Results

After some very interesting campaigning in Sunny Isles, there was no surprises. Not even close. With Jennifer Levin deciding not to run and only 1 seat on the Commission really up for grabs, it was always going to be a tough challenge from the outsiders Mendel Bergovoy and Greg Carpa.

With the incumbent Dana Goldman almost a certainty for her seat and the City Commissioners choice Larisa Svechin , the challengers had a tough battle.

During the campaign we had 3 of the 4 candidates at La Perla canvassing for our support. We had some great turnouts and some heated and healthy discussions take place during this campaign. Seat #3 had the most interesting election campaign with the incumbent Dana Goldman up against the President of her Homeowners Association.

The Sunny Isles Beach 2016 Election Outcome

Seat 1:

Larisa Svechin 3,139

Mendel Bergovoy 2,228

Seat 3:

Dana Goldman 3,706

Greg Carpa 1,969

So how do the election results affect us at La Perla? The truth is, we don't expect much change. We definitely lost one of our advocates in Jennifer Levin and we will be sad to see her leave the Commission, but having only one of 5 Commissioner advocating for change at Pier Park was always a uphill struggle anyway.

But now we can now get back to business and focus on Pier Park. After the September City Hall meeting, the residents of La Perla placed the City on notice in regards to safety issues at Pier Park.

The City promised to sit down with us and resolve this issue but they have been slow getting back to us. To be fair though, it appears they have been caught off guard and it seems they are now rallying to get something done.

We have just recently been informed that they have retained an engineering company Calvin & Giordano to help them design a plan to improve the Pier Park problem. So we do expect to be briefed sometime in December. So until then we must wait and see what happens.

FULL SERVICE MANAGEMENT - NO FEES!

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- COLLECT TAXES
- CLEANING SERVICES
- BANKING DEPOSITS
- MAINTENANCE REPAIRS
- CHECK-IN / CHECK-OUT
- HANDYMAN SERVICES
- REPEAT GUESTS
- GLOBAL MARKETING
- COLLECT SECURITY DEPOSITS
- RESTOCK SHEETS, TOWELS, ETC..

OUR PORTFOLIO

UNIT 1110	1BR / 1.5BA
UNIT 1509	2BR / 2BA
UNIT 1809	2BR / 2BA
UNIT 1909	2BR / 2BA
UNIT 2001	2BR* / 2.5BA
UNIT 2108	2BR / 2BA
UNIT 2608	2BR / 2BA
UNIT 2906	2BR* / 2.5BA
UNIT 3208	2BR / 2BA
UNIT 3603	2BR / 2BA
UNIT 3606	2BR* / 2.5BA
UNIT 4107	2BR / 2BA

*WITH DEN

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WE ARE!

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Managers Column

Happy Holidays to all our residents and we wish you a prosperous 2017!

It been another great year at La Perla;

A look back on 2016 and what the Board achieved. There was plenty of improvements some glaringly obvious and some not so much:

- ◆ The new elevators: what a difference!
- ◆ The Calacatta Marble was extended in the lobby
- ◆ The office was upgraded and the package room relocated
- ◆ The valet area was upgraded (and still in progress)
- ◆ The least obvious, most expensive and yet ,the most boring improvement came in the form of structural repairs. We had quite a few Post Tension cable repairs in and around the building. In total, the cost was close to \$80,000. This was unexpected but as we became aware of these issues they could not be ignored. Thank you to the residents who were affected by this work. Some residents had to move out of their bedroom to get these jobs completed. We also fixed a lot of stucco and rust spots that were appearing on balconies. By not taken care of our stucco, it would have expedited our need to paint the building sooner than anticipated. The real good news from all of this is the home owner was not assessed for this repair.
- ◆ The rental enforcement was strengthened and we cracked down hard on the violators. The improvement of the quality of life for our residents is visible for all to see. Although it may appear slower in the building, we have actually had more people claiming to pay rent in 2016 than in 2015!

Of course in 2015 year, guests could say they were not paying and still get access to the amenities. This helped the owners circumvent the rules and rent more than 12 rentals per year. The rule change has impacted these vio-

lators greatly. And we are sure this will continue in 2017.

Some items that we are reviewing in 2017:

Some big repairs coming up in 2017; we expect we will change

out the spring isolators on the Cooling towers on the roof top. These springs not only reduce noise but offer weight and wind load protection. They have rusted to a point where we need to replace instead of repair. As both the cooling towers are weighing around 13 ton(2 fully grown elephants) we can probably not afford to wait a while longer.

We will also consider resurfacing the pool.

New security systems and camera technology are areas that need improving and we are researching those .



We re looking to introduce a waterless car wash for the residents. Residents will be able to call valet and coordinate their car wash without the vehicle leaving the garage. Price range will be \$35 and up; depending on the cleanliness of the vehicle. Having got my vehicle tested by the company, I was very pleased with the service. Please ask for more information from Rafael Rios of Park One.

We are also hopeful to introduce a boot camp on the beach. If you are interested, please let the manager know by emailing to swal-she@akam.com Cost per resident would be \$20 each. The trainer is waiting! See his advertisement on page 4. You may have noticed Jeremy working out on our beach front with his clients .

Please don't forget the Maintenance fees have changed for 2017. If you do not know how much are your fees, please contact the office. Payments made after the 10th of each month are charged a late fee of \$25 plus interest! We will also be migrating our automatic payment to click pay, starting in January. There will be no



Rusting spring isolators on the roof top

SPECIALIZING IN MIAMI & THE BEACHES

FOR RENT

1 bedroom with Oceanviews available immediately until Nov. 1st, 2016; \$3150 per month.

2 bedroom Direct Oceanfront available immediately until Jan 3rd, 2017; \$6,000 per month.

2 bedroom corner unit with Ocean & City views available now, LONGTERM only; \$3,750 per month.

For latest inventory please contact:
Cell Text **305.975.0880**

Smith Associates, Inc.

Sylvia Smith Levine CIPS
President Licensed Real Estate Broker
E-mail: Sylvia@2investWise.com

Continued from Page 3

fees. Currently there is \$1.95 with paylease.com.

Our Annual Meeting will take place in April. It is tentatively set for April 28th.

Finally, Clara Llubes retires at the end of December. She has worked at La Perla for almost 10 years. Please say goodbye to her and thank her for her loyal service. She will be greatly missed. Clara who is not afraid to voice her opinion has been the undercover boss all this time! Every employee does what she demands or they get the silent treatment and the stare. It's been a very successful strategy! We'll miss you Clara!



La Perla Rental & Sale Professional
Marina Kryjanovski
REALTOR • BROKER
305.965.6477
mkryjanovski@gmail.com
I lived in La Perla for 10 years. I know it & I love it!
KingOneProperties.com



Beach Bootcamp

Coached by Jeremy Abramson

Focusing on:

- *Core Strength and Balance
- *Speed and Strength
- *Movement and Mobility

\$20 for La Perla Residents
\$30 for Guests

Please contact management for more details



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 or the unit having storage and self parking.



Unit Type	Bed	Bath	Den	SQFT	Average Monthly Rate	Highest Monthly Rate
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	N/A	N/A
Line 01 (B)	2	2 ½	YES	1,623	\$5700	\$8500
Line 02 Garage Level H)	2	2 ½	NO	1,698	N/A	\$7300
Line 03 Garage Level (J)	1	1	NO	906	\$4400	\$5700
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$5400	\$7200
Line 04 (G)	2	2 ½	YES	1,715	\$5000	\$7000
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4100	\$7100
Line 06 (F)	2	2 ½	YES	1,637	\$5900	\$7000
Lines 07 & 08 (E)	2	2	NO	1,423	\$4600	\$7000
Line 09 (D)	2	2	NO	1,266	\$4800	\$6000
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4100	\$7100
Pent House Floor (L,M & N)	3+	3+	1+	2625	N/A	N/A

Short Term Rentals:
These are rentals **LESS** than 6 months.



Unit Type	Bed	Bath	Den	SQFT	Average Monthly Rate	Highest Monthly Rate
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	\$6400	\$7500
Line 01 (B)	2	2 ½	YES	1,623	\$4300	\$5500
Line 02 Garage Level (H)	2	2 ½	NO	1,698	N/A	N/A
Line 03 Garage Level (J)	1	1	NO	906	N/A	N/A
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$3500	\$3900
Line 04 (G)	2	2 ½	YES	1,715	\$3400	\$3600
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2700	\$2900
Line 06 (F)	2	2 ½	YES	1,637	\$3300	\$3900
Lines 07 & 08 (E)	2	2	NO	1,423	\$3300	\$4500
Line 09 (D)	2	2	NO	1,266	\$2900	\$3200
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2700	\$2900
Pent House Floor (L,M & N)	3+	3+	1+	2625	N/A	N/A

Long Term Rentals:

← These are rentals **MORE** than 6 months



Type	Unit	Date Sold	Price	Price Per SqFt.	Unit SqFt
D	1909	12/14/2015	\$ 762,500.00	\$ 602.29	1,266
F	3506	11/9/2015	\$ 900,000.00	\$ 549.79	1,637
B	2701	7/21/2016	\$ 900,000.00	\$ 554.53	1,623
A	2202	7/28/2016	\$ 1,100,000	\$ 686.64	1,602
A rev	2503	6/22/2016	\$ 1,050,000	\$ 655.43	1,602
G	1204	4/27/2016	\$ 777,000	\$ 453.06	1,715

PHOTO OF THE MONTH:



Great photo taken by Board Member Leonid Shafranov.

Leo had to get in the water for this shot. If anyone has photos they'd like to share, please send them to swalshe@akam.com

09.27.2016

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WE ARE @ LA PERLA CONDOMINIUM



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Elham Tadrous
Realtor Associate
Beachfront Realty, Inc.
Cell: 305-343-9470
elham.tadrous@gmail.com



Winter tips!

Ok, so it's winter everywhere else, but here's some tips for your AC:



Which A/C fan setting costs more, "on" or "auto?"

That's actually a common, but important question. The on/auto fan switch on your A/C thermostat will affect the price you pay to cool your home. The A/C fan circulates the cooled or heated air throughout your home. Setting the fan switch to "on" will make the A/C fan run continuously, 24 hours a day. Choosing the "auto" setting will cause the fan to shut off with the rest of the cooling system as soon as your desired temperature on your thermostat is reached.

Fan "on" costs more

Let's assume your air conditioner normally cycles off 30 percent of the time. In this example, turning the fan switch to "on" will make the fan run over 200 extra hours a month. For a typical size central air conditioner, that would cost you about \$8 more

each month. Keep in mind, a fan that runs all the time may also wear out sooner.

Another reason to keep it on "auto"

Setting your A/C fan to auto also helps provide better dehumidification. Have you noticed how moisture from the air condenses on the outside of a cold drink on a humid day? Your A/C unit captures moisture the same way, helping your home feel more comfortable.

When the fan cycles off using the auto mode, moisture has a chance to drip from the cold cooling coils into the condensation pan and then drain outside. However, when the fan runs all the time in the "on" setting, less moisture has a chance to drip and drain outside. Instead, some gets blown back into the air again.

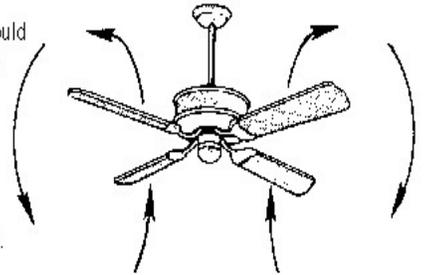
Some people prefer the feel or sound of the fan running all the time. If that's you, at least now you know how much that choice will cost you.

Run your ceiling fans the correct way

Most people don't realize this, but ceiling fans should run in different directions during the summer and winter. During the summer, most ceiling fans should be run on high and the blades should be moving in a counterclockwise direction. Winter runs clockwise. On every ceiling fan there is a switch or button to change direction.

Reverse

During the winter your fan should run in reverse (clockwise) at a low speed. This will gently draw the room air up towards the ceiling and force the warm air down and out towards the walls avoiding giving you the wind chill effect.



Here's how to make sure your fan is spinning correctly for winter. Stand right under the fan and turn it on high, it should be running clockwise. Running the blades in reverse help draw room air up towards the ceiling and force the warm air out and down.

If you don't, turn off the fan, then adjust the fan to have the blades run in the opposite direction.

Rafael Albo, P.A. presents...

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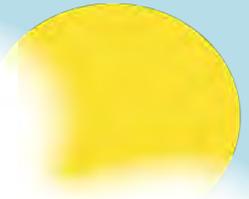


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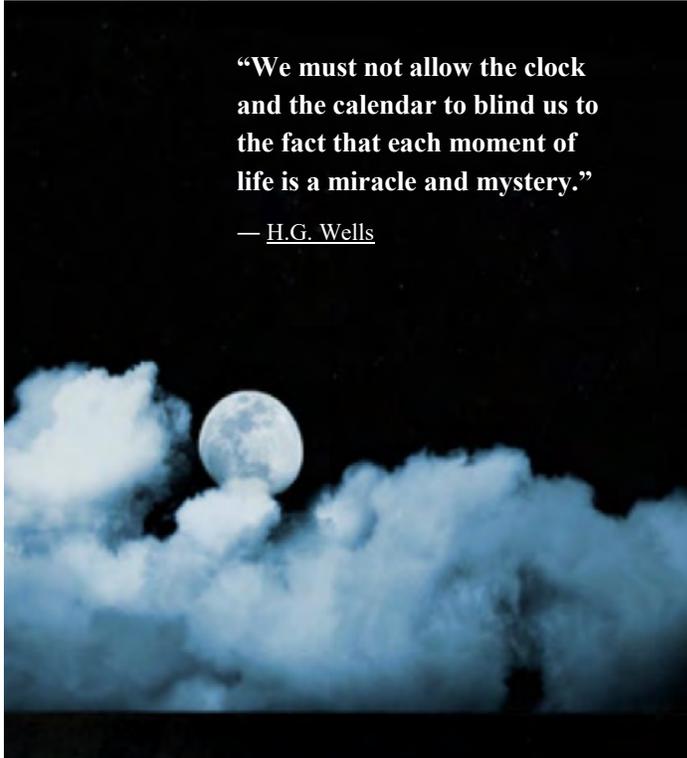
THE BUZZ



Thoughts to Ponder:

“We must not allow the clock and the calendar to blind us to the fact that each moment of life is a miracle and mystery.”

— H.G. Wells



Ask Eliana:

Q: My tenants are arriving on December 1st, 2016 and leaving on January 2nd, 2017 are they required to be screened?

R: Any tenant/owner's guest staying in a unit for more than 30 days in any calendar year will have to be screened. Applications can be picked up at the management office or requested via email: laperlaoffice@akam.com

LIFE HACKS:



Articles include patents Legal documents

Stand on the shoulders of giants

In need of finding quick research information? Try using google scholar for your next work project or school essay.

“Google Scholar provides a simple way to broadly search for scholarly literature. From one place, you can search across many disciplines and sources: articles, theses, books, abstracts and court opinions, from academic publishers, professional societies, online repositories, universities and other web sites. Google Scholar helps you find relevant work across the world of scholarly research.”

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to organize pot lids.

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Must show LA PERLA ID to obtain discount.

offer expires 12/31/16

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CHECK OUT OUR AVAILABLE UNITS FOR SALE	CHECK OUT OUR AVAILABLE UNITS FOR RENT
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UNIT 2706 2 BEDROOMS + DEN / 2.5 BATHROOMS \$950,000	UNIT 3909 2 BEDROOMS / 2 BATHROOMS
UNIT 2402 2 BEDROOMS / 2.5 BATHROOMS \$1,230,000	UNIT 702 2 BEDROOMS + DEN / 3 BATHROOMS
	UNIT 3910 UNFURNISHED 1 BEDROOM / 1.5 BATHROOMS

COMPLIMENTARY COMPARABLE MARKET ANALYSIS

KELLY SALINAS P.A.
 LA PERLA CONDO SPECIALIST | SPEAK ENGLISH / SPANISH / ITALIAN
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MIAMI RED SQUARE REALTY

Leaks & Responsibility!

It would be no exaggeration if I said that every day we get a call that there is a leak in a unit or a toilet is blocked or a dishwasher is leaking. Because of the concern of water damage to units below, we obviously take these calls very seriously and so should you!

Most of the time, when we arrive at the unit it can sometimes be a false alarm or not as serious as first suggested. Sometimes the resident just exaggerates to get us into the unit so we can replace a light bulb! (it doesn't work!)

But when it comes to appliances/equipment leaks, it is not our responsibility to fix them. But if we don't at least look at the issue, the resident will probably do nothing about it either!

Our Condo Docs state : **3.3 (b)**

Miscellaneous Areas, Equipment. *Any fixtures or equipment (e.g. an air conditioning compressor or hot water heater) serving a Unit or Units exclusively, and any area (e.g., a closet or ground slab) upon /within which such fixtures or equipment are located, which are outside the Unit (s), shall be limited Common Elements of such Units(s). The maintenance and cost of any such equipment and/or areas so assigned shall be the sole responsibility of the Owner of the Unit(s) to which it is assigned.*

So if the equipment/ drain or pipe serves only the owners units, it is the owner's responsibility and not the Associations. Most of the time, when we are called; we will recommend that you call an appliance company or a plumber to fix your issue.

For example, if your shower is clogged, then it most likely is the owner's responsibility to fix it unless we are having an issue in more than 1 unit.

When it is a shower, or a washing machine/ dishwasher clog with a slow drain, sometimes these issues are ignored and the resident will just tolerate the slow draining but this can be a really bad idea. First, the longer you

wait to take care of the problem the worse it will get, and the harder it will be to unclog. Second and more importantly, slow draining pipes and clogs can lead to other more serious property damage related issues. Most of the time, it's the unit below that gets the worst of it.

When drain pipes start getting backed up with water, it increases the risk that you will have a leak, because water follows the path of least resistance, and when your drain isn't working properly that water is going to try to find a way out one way or another. This means you probably won't even see the leak until the resident below you do. And if they are not there (summer home etc) then it could be months before the leak is noticed and by that time as you can imagine, the situation will be much worse.



This is the wall behind the mirror

The photo above tells its own story. This was a leak from a clogged shower drain from above. As the owner did not live in the unit below full time, the damage was not seen for weeks, maybe months. It wasn't until the owner above mentioned it to us about a clogged shower that we decided to check the unit below.

Actually, the mirror that was hiding the damage almost fell down as the wall was so wet; we just about got there in nick of time!

As for the responsibility of these repairs: 7.6 of the Condo Docs:

Damage Responsibility:

Each Unit Owner and resident shall be liable for any damage to the Common Elements, or any Limited Common Elements, or any other Unit, caused by the Unit Owner or by any resident of his Unit, or by any guest or invitee thereof, or caused by fire, leaking water or other cause emanating from the Unit Owner's Unit, to the extent the cost of repairing any such damage is not paid by insurance obtained by the Association. Any maintenance, repair or replacement which was necessitated by the failure of a Unit Owner or by any of its family, tenants, guests or invitees, to abide by their obligations hereunder, or was caused by the willful or neglect act of a Unit Owner, It's family, tenants, guests or invitees, shall be effected by the Association at said Unit Owner's sole expense and a Special Charge therefore shall be made against its Unit; and (b) if the Association determines the Unit Owner failed to abide by its obligations hereunder, and, to the extent necessary to prevent damage to the Common Elements or to any Unit, the Association may, but shall not be obligated to, perform any maintenance, repair or replacement to any portions of a Unit or the improvements thereon for which the Unit Owner is responsible, at said Unit Owner's sole expense, and a Special Charge therefor shall be made against such Unit.

So there you go ;)

As the owner knew about the clog and didn't fix it, it would be considered negligible and the owner above is responsible for the repair of the drywall.

So, please don't ignore an issue no matter how small it may seem. Ask us to look at it. It could possibly save you, the owner below and the staff a big headache! For reasons like above, we don't mind being called if we can prevent disasters. All residents need to be proactive as well as responsible for their own issues.

Meet the Staff:



Rafik was born in Cartagena, Colombia. He has five siblings. Rafik studied in Colombia and graduated with a business administration degree. Rafik has been living in Miami for five years, three of which he's been working for La Perla.

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

A. I enjoy going out to see new film releases at the theater and I like to go shopping at the mall.

Q. What is your favorite movie?

A. James Bond (all 25 films)

Q. What is your favorite T.V. show?

A. I like watching international soccer

Q. What is your favorite song of all time?

A. The Eagles-Hotel California

Q. What motivates you in life ?

A. My 20 year old daughter.

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

A. All of the jobs I've had up to date have been interesting to me, I wouldn't have given them time otherwise.

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

A. Jesus, Napoleon Bonaparte, and Pope Juan Pablo II

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

A. The liberty I'm given in order to do my job well, my input matters, I like my work to be very organized.

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

A. When people don't abide by the rules in the valet area

Q. Where do you see yourself in 5 years ?

A. Owning a house and receiving a management position in my current job or anywhere else, just as long as I get to really make use of my business administration skills.

Thanks Rafik !

NEW ON THE MARKET



For more info or private preview, please contact: Cell, Text **305.975.0880**

Sylvia Smith Levine | CIPS
President | Licensed Real Estate Broker






FOR SALE

Direct 2 bed oceanfront, wraparound balcony
\$1,195,000.00



FOR SALE

Completely remodeled 2 bed white sanctuary
\$924,900



FOR SALE

Oceanview 2 bed + 1 den with ocean & city views
\$949,000



FOR RENT

Longterm or SALE, 2 bed unfurnished corner unit
\$3,700/ mo.