

La Perla Ocean Residence

To contact the office

PH: 786-364-4900

FX: 786-364-4901

Email Manager:

swalshe@akam.com

Email Assistant Manager:

pgrinik@akam.com

Website:

www.laperlasunnyisles.com

Rates in the Newsletter are :

- ♦ \$75 for 1/4 page
- ♦ \$125 for 1/2 page
- ♦ \$175 for 3/4 page
- ♦ \$200 for full page

Inside this issue

Election Notice!	1
The SIR Group/ Brandon Schneider	2
Sylvia Smith Levine/ Smith & Associates	3
Managers Column	3/4
Marina Kryjanovski/ KingOne Properties	4
EWM Realty	5
Rafael Albo	6
Sir Galloway	6
Miami Villa Realty	6
La Perla Market update	7
Photo of the Month	8
Elham Tardrous/ Beachfront Realty	8
Ambassador Transport- ation	9
The Buzz	10
Beach Bar/ Discounts to La Perla Residents	11
Kelly Salinas/ Miami Red Square	11
Meet The Staff	12
Sylvia Smith Levine/ Smith & Associates	12



Board Election to be held on April 28th

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Although we go through the election notice process each year, not since 2015 have we had the need to actually count votes because each year we have had only five candidates for five spots. This year we have six candidates for the five spots, so we will actually have to count the votes! All current 5 Board Members have submitted their candidates form along with one more home owner.

Our 2nd notice of the Election Meeting is being mailed out to all members as we speak!

Inside the notice, you will find each candidates resume. Please review all resumes and then check **no more than 5 candidates on the Ballot.**

Place the ballot form inside the Secret Ballot Envelope and then place the Secret Ballot Envelope inside the Ballot Return Envelope. Write your name and unit number on the Ballot Return Envelope. Failure to do any of these steps will result in the ballot being invalid!

inside the voting documents, you will find :**A voting certificate:** Although not required, this is to certify which representative is designated to cast votes for your unit. A copy can be faxed, mailed, emailed. This can be changed at anytime.

A proxy for quorum purposes. We have provided a separate envelope for the proxy. A copy can also be faxed, mailed, emailed. We need your proxy!

The candidates for the 2017/2018 Board are

Samy Behman

Erica Focarò

Ron Isriel

Richard Papazian

Roberto Rodriguez

Leonid Shafranov

We wish them all luck. Our Annual Meeting will be held on April 28th, 2017 at 6pm in our Party Room. We hope to see you there!

Don't forget to vote!

WHAT WE PROVIDE

- COLLECT TAXES
- CLEANING SERVICES
- BANKING DEPOSITS
- MAINTENANCE REPAIRS
- GENERATES OWN TENANTS
- 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 1504	2BR / 2.5BA
UNIT 1509	2BR / 2BA
UNIT 1704	2BR* / 2BA
UNIT 1809	2BR / 2BA
UNIT 1909	2BR / 2BA
UNIT 2001	2BR* / 2.5BA
UNIT 2108	2BR / 2BA
UNIT 2209	2BR / 2BA
UNIT 2309	2BR / 2BA
UNIT 2608	2BR / 2BA
UNIT 2906	2BR* / 2.5BA
UNIT 3208	2BR / 2BA
UNIT 3603	2BR / 2.5BA
UNIT 3606	2BR* / 2.5BA
UNIT 3809	2BR / 2BA
UNIT 4107	2BR / 2BA

*WITH DEN

VIEW OUR PORTFOLIO - CONDOMANAGEMENTMIAMI.COM

MISSING BOOKINGS?

HAVE LONG GAPS
BETWEEN GUESTS?

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Managers Column

SPECIAL OFFERINGS:

OTHER SUCCESS TRANSACTIONS
 in Sunny Isles Beach:
 Jade Beach, Pinnacle,
 Trump Royale, Trump Palace,
 Artech

FOR RENT
 ... the best units
 in each building:

La Perla 02,07,08 lines –
2 bedroom oceanfront
available for 1 year w/ lease
purchase furnished or
unfurnished **\$3600-\$6000/ mo.**

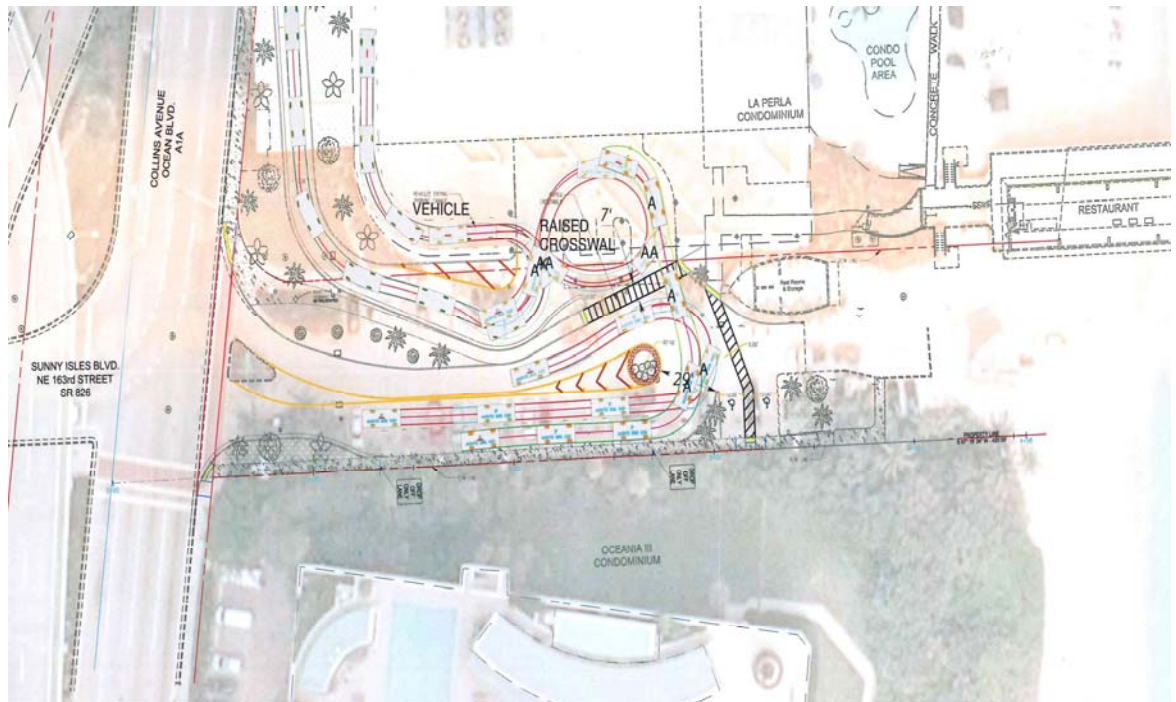
La Perla 10 line south view –
1 bedroom oceanview from
Mid March **\$3750/month**

Trump Palace 2 bedroom –
with large balcony available
now for 6 months min.
\$5000/ month

Venture 2 parking spaces –
2 bedroom w/ pool view
longterm **\$2150/ month**

Smith
Associates, Inc.

Sylvia Smith Levine | CIPS
President | Licensed Real Estate Broker
Cell | Text **305.975.0880**
E-mail: Sylvia@2investWise.com



Since the last newsletter in February went out, our Board has been working hard with the City in regard to the dangerous parking situation at Pier Park.

Our President Roberto Rodriguez recently met with City Manager to discuss revisions to a new plan for ingress and egress to Pier Park, along with elimination of the dangerous public parking. All things considered, we are satisfied with the latest draft plan. Our City Manager Chris Russo will complete a few more traffic studies and then the City Commissioners will decide if this is good for the City. If approved, it will then have to be added to the 2018 City Budget. The Board will be meeting with City Commissioners soon to help keep the momentum going. This is a crucial fix that is long overdue!

The revised changes to the park plan were made at the request of the Board, as the previous plan did not take into consideration our valet's need to turn back into the property when coming down from the garage. In the new plan, we will have our own private exit that will go through our pet area. Yes, we know you might be upset that you cannot turn onto 163rd to go west. There are a few reasons for this. The City expect several cars to use the

drop off and park in the new parking garage. This will create a back up trying to exit Pier Park. Realizing this will frustrate La Perla residents even more, the engineers recommended our own private exit.

Why can't our exit be more south allowing us to access 163rd west? The DOT will not permit another driveway on Collins Avenue so close to the existing ones, so we are stuck with the shared driveway further down next to the Newport.

What's next? We don't foresee any more changes. The City will continue doing traffic studies and the Board will meet with the Commissioners before it goes to vote.

Disclaimer!!The City will not pay for everything. Any alterations on La Perla property will be the responsibility of La Perla Condominium. Costs will include a new driveway, new landscape in that area, permits etc. Perhaps even upgrading our fountain and the eyebrow if possible! We will hope to see a cost analysis report from the City soon.

Meanwhile, it's been a busy few months at La Perla. A lot of the snowbirds just recently went home. We hope to see you all next year!

A number of the renters were unaware of the stricter enforcement of rules in the building and were caught by surprise. For example: Renters can't have guests! Some of residents who came for 2-3 months have a revolving door. This is not permitted. Please make sure to put all people on the lease and remember that if there are more than the occupancy permitted, the lease will not be approved! Example, a married couple staying in a 1 bedroom may not have overnight guests. Period! If they want to have more people staying, they would need to rent a 2 bedroom and put their guests on the lease. There should not be more than 4 people registered on that lease. If they want 3 more people staying, they must rent a 2 bedroom and a den .

Owners, please make sure to state on your lease that no guests are permitted. When the tenants show up and they have an over occupancy issue, they do not get approved which means their vacation is ruined. So please be mindful to check how many people are staying there. On a brighter note, a lot of long term residents and owners commented on the improvements in the building. Acknowledging the rule enforcement had made a huge improvement.

I have also received complaints from owners who don't like the rules and stated that it is having a negative impact on the amount of rentals in the building but to compare last years numbers we do not see it that way:

In January and February 2017, we have had 170 rentals.

In 2016, for the same period, we had 177 rentals. Not a big difference. We understand investor owners might have to be a little more selective before agreeing terms and saying no to prospective tenants more than ever before, but the apartments are still renting.

The busiest holidays are now upon us: Easter and Passover. Members; please register your guests early! We ask all short term residents who come for this period to respect the rules of the building and remember this is a residential building. A lot of people live here. Previous years have been stressful for our residents who at times feel they are in a Boarding House! We want everyone to enjoy themselves but within the rules!

All of a sudden we are seeing unregistered dogs in the building staying with short term residents. All pets must be registered with the office providing proof of vaccinations etc. Some of these dogs were alleged to be Emotional Support Dogs which means dogs can go wherever the owner goes. However, our office requires a doctor's note specifying the need for any service animal and identifying the specific service animal. A service animal tag is not sufficient.

The pet waste was also a huge problem. It seemed no one was picking up. We know our long term residents pick up because we have dogs living here all year around, so this seemed to be a part time tenant issue. The office will introduce tougher policies on dogs coming into the building. It is a shame but if people won't respect other people's property, what can you do?

Finally, all our inaccessible windows and exterior of our balcony glass will be cleaned beginning April 5th. This project should take almost a week to complete.



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



Giulietta Ulloa
 Sr. Vice President
 Broker Associate
 EWM Key Biscayne
 Office: 305.361.5600
 Cell: 305.710.6620
 giulietta@ulloa.com



Marianela Montenegro PA
 Giulietta Ulloa Group
 Realtor Associate
 EWM Key Biscayne
 Office: 305.361.5600
 Cell: 786.294.1325
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LA PERLA # 3001



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400 SUNNY ISLES # 1405



3BR • 2.5BA • 1,705 SF
 Offered at \$980,000

JADE BEACH # PH 4504



5BR • 6.5BA • 4,141 SF
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PINNACLE # 2106



2BR • 2.5BA • 1,590 SF
 Offered at \$1,199,000

PARAMOUNT BAY # 2009



2BR • 2BA • 1,128 SF
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MINT # 2603



2BR • 2.5BA • 1,235 SF
 Offered at \$545,000

ICON BRICKELL



#2809- 1B + Den/1B. \$499,900
 #3407 - 1B/1B. \$365,000

MINT # PH 5209



3BR • 2.5BA • 1,700 SF
 Offered at \$892,000

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LA PERLA SALES & RENTALS

Rafael Albo, P.A.

Real Estate Broker Associate



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Dear La Perla Owner, my name is **Gleb Klioner** and I am a **practicing real estate Broker** here in Miami. Over the past 10 years I have helped sell many units in La Perla, the majority of the times representing the buyer's side of the transaction. However, there were three times that I was asked specifically to be on the seller's side. Each of the times on the seller's side my clients and I were able to set the verifiable building record for the highest price paid in that calendar year in La Perla. Most recently my clients and I were able to negotiate a \$1,100,000 record selling price for unit 2202 which closed on July 28, 2016. If you are thinking about selling, your Realtor has to know how to convince the buying community that the value for your unit is truly there; there is no room for pessimism! The rest is up to The One Above.

Gleb Klioner's Three Selling Side Transactions In La Perla To Date:

Unit 2202 sold on July 28, 2016 for \$1,100,000 (Highest price paid in the building in 2016)

Unit 1807 sold on December 10, 2014 for \$850,000 (Building record for highest price paid in 2014 for the -07 line)

Unit 4208 sold on August 30, 2012 for \$740,000 (Building record for highest price paid in 2012 for the -08 line)

Looking forward to meeting you!

I speak English, fluent Russian and basic conversational Spanish.



Gleb Klioner
Broker
MIAMI VILLA REALTY

gleb@miamivillarealty.com
www.MyMiamiVilla.com

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LA PERLA RESIDENTS

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B'H



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.



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	\$4800	\$5,500
Line 01 (B)	2	2 ½	YES	1,623	\$4900	\$6000
Line 02 Garage Level H)	2	2 ½	NO	1,698	\$3000	\$3000
Line 03 Garage Level (J)	1	1	NO	906	\$4600	\$5700
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$5800	\$12750
Line 04 (G)	2	2 ½	YES	1,715	\$5700	\$7500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4500	\$10800
Line 06 (F)	2	2 ½	YES	1,637	\$5000	\$7000
Lines 07 & 08 (E)	2	2	NO	1,423	\$6600	\$8900
Line 09 (D)	2	2	NO	1,266	\$5200	\$7500
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4500	\$10800
Pent House Floor (L,M & N)	3+	3+	1+	2625	N/A	N/A

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	\$3000	\$3000
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	\$3200	\$4300
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	\$2900	\$4300
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
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
C	1805	2/21/2017	\$ 450,000	\$ 450.00	1,000

PHOTO OF THE MONTH:



This panoramic photo was taken by Kenneth Lucas, one of our beach employees on the 5th floor balcony. If you have any good photos, please send them our way at swalshe@akam.com

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Elham Tadrous

Realtor Associate

Beachfront Realty, Inc.

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TO / FROM

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SEDAN

\$80

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\$100

MERCEDES S550

\$125

10-PASS LIMO

\$110

MERCEDES SPRINTER VAN

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Pickups must be from LaPerla. Use promo rate code **LAPERLA2013** when booking.


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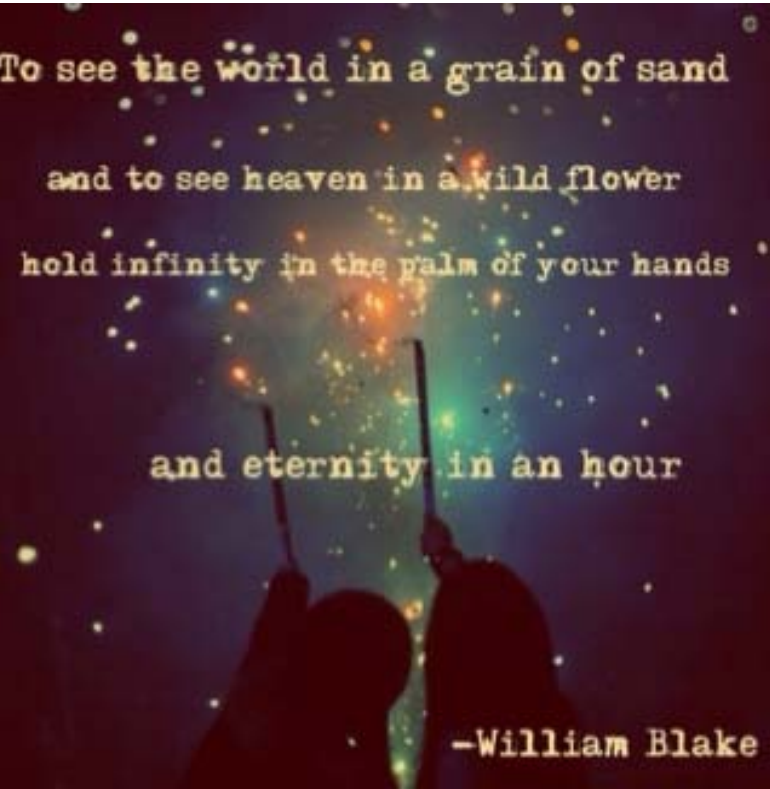
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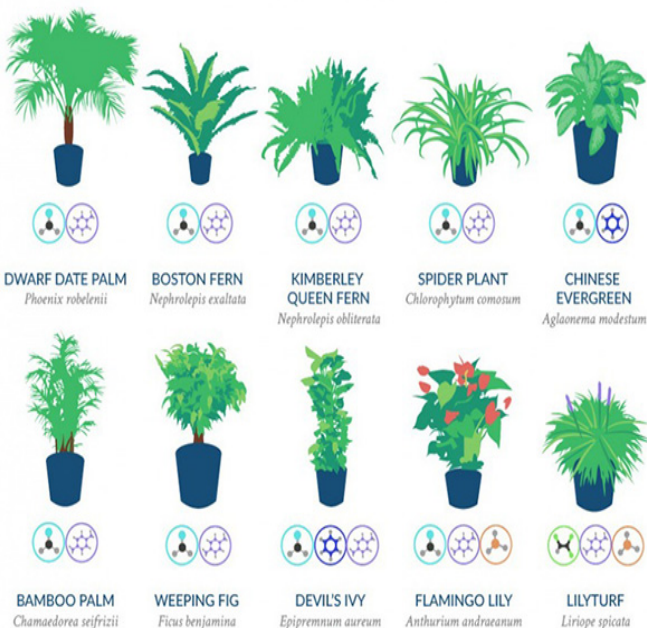
THE BUZZ

Thoughts to Ponder:



LIFE HACKS:

Air-Filtering Plants



Ask Eliana:

Q: What are the restrictions and necessary requirements for pet owners in La Perla

R: A maximum of two pets per unit is allowed. Unit owners and renters are required to fill out a pet registration form and provide the management office with a copy of their pet's current vaccinations and a photograph.



Home made gel ice pack

3 cups of water
1 cup of rubbing alcohol
Food coloring (optional)

Use two ziploc bags for reinforcement



SEAFOOD STEAK SUSHI

BEACH @ newport pier BAR

**25% discount for all
our La Perla
residents.**

**Please bring your La
Perla ID to enjoy the
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**Try our Sunday Brunch
from 10am to 1pm!**

**I JUST RENTED
UNITS 3107
AND 3910**

CHECK OUT OUR AVAILABLE UNITS FOR SALE

- UNIT 701 - DIRECT OCEAN VIEWS**
2 BEDROOMS / 2.5 BATHROOMS / CORNER UNIT
\$1,150,000
- UNIT 2706 - OCEAN VIEWS**
2 BEDROOMS + DEN / 2.5 BATHROOMS
\$925,000
- UNIT 2402 - DIRECT OCEAN VIEWS**
2 BEDROOMS / 2.5 BATHROOMS / CORNER UNIT
\$1,230,000
- UNIT 3708 - ENDLESS VIEWS**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
\$980,000
- UNIT 4106 - COMPLETELY RENOVATED**
2 BEDROOMS + DEN / 3 BATHROOMS
\$1,150,000
- UNIT 3502 - DIRECT OCEAN VIEWS**
2 BEDROOMS / 2.5 BATHROOMS / SE CORNER
\$1,250,000

CHECK OUT OUR AVAILABLE UNITS FOR RENT

- UNIT 3006 - FURNISHED**
2 BEDROOMS + DEN / 2 BATHROOMS
- UNIT 4208 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
- UNIT 702 - SE CORNER**
2 BEDROOMS + DEN / 2.5 BATHROOMS
- UNIT 4110 - FURNISHED**
1 BEDROOM / 1.5 BATHROOMS
- UNIT 3608 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / SW CORNER UNIT
- UNIT 2308 FURNISHED - ENDLESS VIEWS**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
- UNIT 1907 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / NW CORNER
- UNIT 2505 - UNFURNISHED**
1 BEDROOM / 1.5 BATHROOMS / MARBLE FLOORS

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Meet the Staff:



Jeff Cius was born in Haiti at the age of eighteen he moved to Puerto Rico where he received a basketball scholarship to attend college, he graduated in four years with a bachelor's degree in Business. Jeff speaks five languages: French, English, Spanish, Creole and Portuguese.

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

A. Martial arts and yoga

Q. What is your favorite movie?

A. Interstellar

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

A. Game of Thrones

Q. What is your favorite song of all time?

A. Bob Marley—This is Love

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

A. Working for the Marlin Hotel in South Beach, it's home to a famous recording studio. I had the opportunity to see and meet many musicians.

Q. What is the most spontaneous thing you've ever done?

A. I took a flight to Peru and stayed at a retreat center where I tried Ayahuasca. It was a great experience.

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

A. I would invite Bruce Lee, King Tut and the philosopher Aristotle.

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

A. The great staff and management team

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

A. When it gets too busy!

Q. Where do you see yourself in 5 years ?

A. Working at La Perla but in a higher position.

Thanks Jeff!

NEW ON THE MARKET

Smith Associates, Inc.

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.

Sylvia Smith - 8.5x5.5 inch DEC, 2016.indd - 1

12.12.2016 9:04

2