

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

Pier Park	1
The SIR Group/ Brandon Schneider	2
Sylvia Smith Levine/ Smith & Associates	3
Managers Column	3/4
Marina Kryjanovski/ KingOne Properties	4
Jeremy Abramson	5
La Perla Market update	6
Photo of the Month	7
Elham Tardrous/ Beachfront Realty	7
Spring Maintenance	8
Rafael Albo/ Cabana #4	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



City Staff present recommendations to the Commissioners

There is no doubt that the residents of La Perla who attended the City Commissioner Meeting in September 2016 have changed the opinion of the City Commission. Although it feels like an eternity since that evening when over 70 residents descended on City Hall to vent their frustration on the Commission, a lot of progress has since been made.

In November, we were advised that the City had hired Calvin & Giordano to review and make recommendations to the City Commissioners. On January 19th, the City staff presented those recommendations to the Commission at a workshop. Our Board members, along with some concerned residents, were in attendance.

Calvin & Giordano provided recommendations to remove almost entirely all the parking (except 2 disabled spaces which would be located on the south east side of the park) and in its place provide an off loading area along with a turnaround. They also recommended La Perla to have its own exit lane that would cut across our dog park into the receiving area.

For anyone who does not understand the sunshine law in Florida, Commissioners are not permitted to talk to each other in private, so a workshop (which is a public meeting) is an opportunity for them to discuss an issue in open and it is also a good way to see what the Commissioners opinions are on hot topics.

And what was their opinion? We believe they were warm to removing the troublesome and dangerous issue and felt there was a positive solution in this plan. It obviously needs a few more tweaks from both sides.

What happens next? The City staff should reach out to us in the next few weeks and discuss how we can move forward. We would hope that once the Board and the City have reached an agreement, the Commission could then vote on it.

How long will this take? We have no idea, a lot depends on the City and the opening of Gateway Park. We are ready and waiting.

And finally a big thank you to you the residents who attended the meeting and to those who have contributed by writing a letter. For a long time, this has been a big safety issue for all citizens of Sunny Isles; The City has listened to you!

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?

NO MANAGEMENT FEES!

+1-954-330-3131
THESIRGROUP.COM

THE **SIR** GROUP
SCHNEIDER INVESTMENT REALTY



BRANDON SCHNEIDER
BROKER / OWNER / MANAGER
BRANDON@THESIRGROUP.COM

CONNECT WITH US



THESIRGROUP

Managers Column

SPECIAL OFFERINGS:



**LOOKING TO BUY,
RENT OR SELL?**

**SPECIALIZING
IN MIAMI
& THE BEACHES**

**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.**

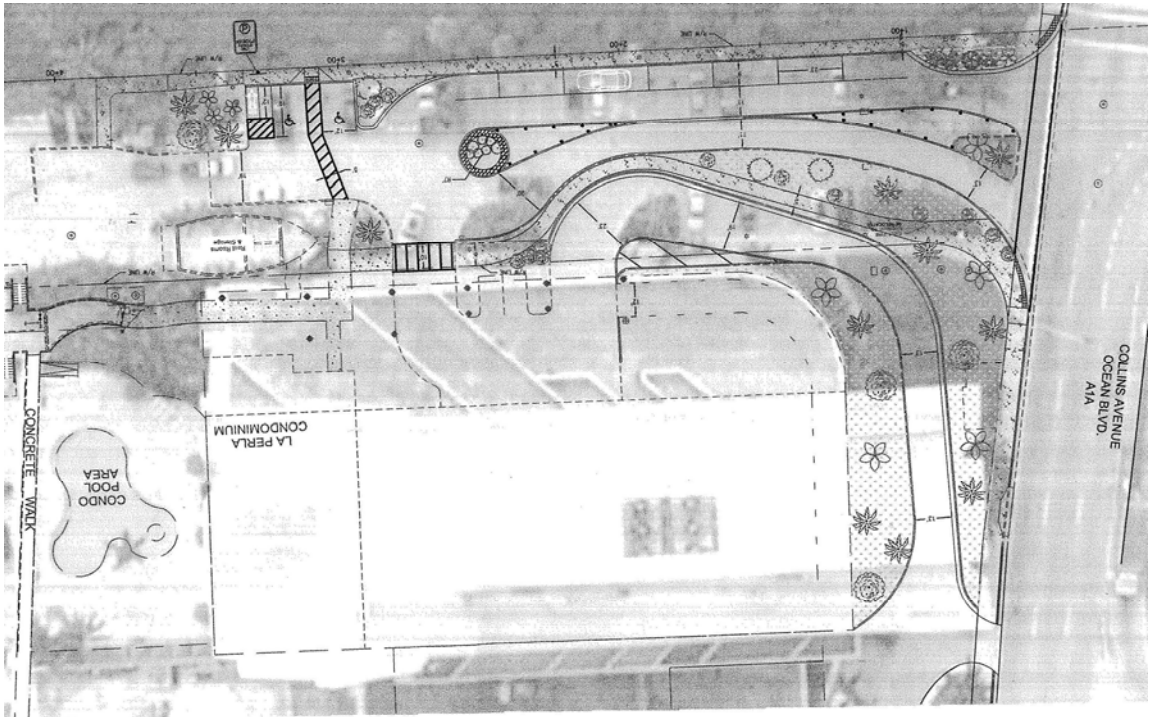
La Perla 10 line south view –
 1 bedroom oceanview from
 Mid March **\$3750/month**

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



One of the drawings that was presented to the City at the workshop meeting on 1/19/17

Pier Park: Above is one of the potential solutions brought forward to the Commission by C&G. From the diagram, you can see where the existing parking spaces are; this area is being considered as a designated drop off. The Engineers also recommended a turnaround to be installed to allow beach goers to allow the traffic to flow. Now we know this is not perfect and chances are the beach goers will block the driveway anyway but this is progress. Clearly the City are acknowledging a problem.

The City are also recommending for us to have our own exit to avoid the beach goers so we are not blocked from getting out of Pier Park. We would love our own private ingress as well. A lot of progress has been made and we feel we are not a million miles away from finding a solution but there is still a lot of work to be done. Hats off to our Board members too for their perseverance in this issue. Roberto Rodriguez should get special praise for never giving up!

Leaks: We experienced a big leak in January. A washing machine flooded a unit and the water filtered down 12 floors. Luckily the damage was concentrated around the AC closet and there was not much damage inside apart-

ments. However, as it is high season with rentals, we experienced some difficulty getting into these apartments. Some of the tenants were upset that we wanted to enter the units to repair the drywall. It is important that owners advise their tenants that the Association has the irrevocable right to enter these apartments to repair the Association property. We had tenants refusing us entry and yelling at us. Drywall is the Associations responsibility and when it is wet, it requires immediate attention. Being told to wait until the tenants stay is something we cannot do. Mold can set in and require more work at a bigger cost to the Association. We cannot accommodate tenants during major repairs.

Request to enter units/ Work Orders: When the apartments get rented and the building is full and the realtor has vanished, we invariably get requests to fix something in the unit. Change a light bulb/ look at a faucet, fix the toilet, (make lunch!). This is the owner's responsibility, not the Associations. We are glad to help but we have our own work to do. From now on, we will request an email from the owner were we will then invoice each owner for entering the apartment. Charges will be added to the apartments ledger.

Window Cleaning: We are currently bidding this project out and hope to have our inaccessible windows cleaned before the end of March.

Disabled parking spaces: Obviously, we are all another year older, but all of a sudden there is a high demand for the disabled parking. As such, we will introduce a maximum time restriction on the parking. Because of complaints from residents, we've noticed that some cars can be parked in these spaces for days (sometimes weeks). The Board are proposing to make an amendment to the rules, that any car parked in the disabled parking spaces will have 48-hour parking only. Failure to move the car could involve in the vehicle being towed. Security will monitor the cars once the new rule is enforced. We ask all residents who use these spaces to be considerate. If you are not planning on using your vehicle for a week, consider parking in your self-parking space to allow others who need to use their car more frequently. There are residents out there who really need these spaces! Also, the office must have a copy of all parking decals in the office. It's important to remember that an expired decal is an invalid decal!

Another rule proposal will be to not permit children under 12 using the hot tub. It is a daily occurrence seeing a child in a hot tub with the parent nowhere to be seen or just not paying attention! There is a huge liability on the

Association and we are not responsible to mind children while the parent is unavailable. All children under 12 must be supervised!

One comment from the members at the Board meeting and I hear it a lot lately too is that they have noticed a huge improvement this year in control and organization. It would be remiss not to give credit to our Board Member, Leo Shafranov. His focus has been quality of life for our long term residents and the results are clear as day. Leo has fought hard for tougher enforcement and you can see the results.

Also at our January Board Meeting, the Board approved to repair the **isolation springs for the Cooling Towers** including replacing several valves. The project will cost almost \$27,000 and will be paid from our reserves. Yes, we know there are better ways to spend \$27,000 but the existing springs which protect the cooling towers from windstorms and absorbs the sounds to the units below are oxidizing rapidly. We cannot afford to wait another year.

Notices for our **Annual Election** will be going out early February. The Annual Election will be held on 4/28/17. If you feel you can contribute to the Association and want to be part of a progressive Board; then sign the notice of intent and send it back to me.



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



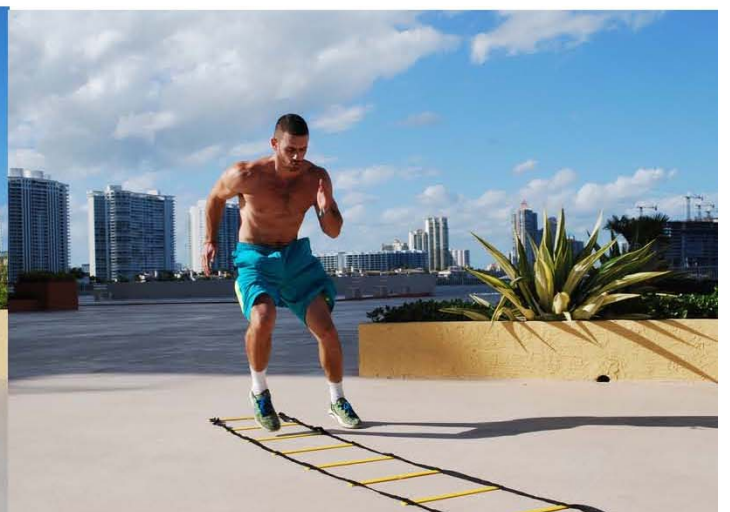
Look Better, Feel Better in 2017

Personal Training with Jeremy Abramson

Focusing on:

- *Improving Your Posture
- *Strengthening Your Core
- *Preventing Pain and Injuries

Please contact Jeremy to set up a session at (650) 273-3672



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	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

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:

Best of the
Month



An oldie but a good one. Courtesy of Jan Ferire. If you have any good photos, please send them our way at swalshe@akam.com

FACEBOOK : JOIN US FOR ALL UPDATES:
WE ARE @ LA PERLA CONDOMINIUM



ONE STOP SHOP

FOR ALL YOUR REAL ESTATE NEEDS

Buying/Selling OR Renting/Leasing

Elham Tadrous

Realtor Associate

Beachfront Realty, Inc.

Cell: 305-343-9470

elham.tadrous@gmail.com



Spring Maintenance

Unlike the rest of the country, we almost always have to use our AC units 12 months a year. Thankfully during these cooler months, the AC unit gets a few days' rest. So there is probably no better time to get your AC unit maintained. We usually don't even think about it unless something goes wrong.

Over the past year, it would be no exaggeration to witness several owners who have changed out their AC units. The original AC units are now 10 years old and are at their end of life. Some of these machines are on life support.

The original SEER rating for these AC units was 9 and over the years it has lost even more efficiency. Nowadays the threshold for NEW efficient AC units is 13 and they are much quieter too. Professional help aside, there are things you can do yourself to keep your air conditioning system humming quietly all summer.

- Inside the apartment, you can clean the duct grills and vents with a wet cloth or vacuum cleaner. Make sure your vents are open for good airflow and to keep humidity levels under control.
- If you don't have extra air filters, ask the office for some: We do sell them for \$10 each. We have witnessed residents who have lived at La Perla for years without ever changing the filter. At minimum, they should be changed every 3 months.

If you are considering a new AC unit, it will cost around \$4,000 so before making that decision, here are some helpful tips:

- ♦ Is your old AC keeping the unit cool?
- ♦ In the summertime, is your ac shutting off at night?
- ♦ Is the humidity too high?
- ♦ Are your FPL bills higher than last year?

If the answer is yes, it is probably time to replace it. Don't wait until the old one dies; buying a new high-efficiency AC unit will reduce your electric bill and can give you a pretty quick payback.

For many of us, spring is our favorite season. Not too hot, not too cold: just right. But even if you have changed your unit, it is still recommended you get it checked at least once a year.

So enjoy! but be ready for the heat. It won't be long before we are in the summer again!



**Need
Pest Control?
Call the
Management
Office for
more
information**

Rafael Albo, P.A. presents....

Best Cabana #4 For Sale! Corner unit huge balcony

Offered for: \$299,000

- * Fully Furnished Inside and Outside
- * Professionally Decorated. Artwork Included
- * All Appliances Included
- * Sealy Memory Foam Mattress



Rafael Albo, P.A. - Realtor - 305.490.7582 - La Perla Condo
www.MiamiOceanfrontRealty.com

EXECUTIVE GROUND TRANSPORTATION AT ITS BEST



LA PERLA AIRPORT SPECIALS

DROP OFF / PICK UP

Includes Meet & Greet at Baggage Claim / Customs

TO / FROM

MIA

Miami International Airport

TO / FROM

FLL

Ft Lauderdale International Airport

SEDAN

\$80

LUXURY SUV

\$100

MERCEDES S550

\$125

10-PASS LIMO

\$110

MERCEDES SPRINTER VAN

\$125

Rate includes all taxes & fees



CALL NOW for hourly service and get **20% OFF BASE RATE**

The rates are TO/FROM **La Perla** to MIA/FLL Airport only. For International pick-up add \$50. All rates include taxes, fees & STC.

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


Ambassador
TRANSPORTATION GROUP

MIAMI • FT LAUDERDALE • PALM BEACH

(305) 256.0000 • (800) 506.LIMO • www.ATGLUXURY.com





THE BUZZ

Thoughts to Ponder:

THE ONLY PERSON YOU ARE
DESTINED TO BECOME IS THE
PERSON YOU DECIDE TO BE.

- Ralph Waldo Emerson

LIFE HACKS:

Homemade Magic Shell

In a mixing bowl add 1 Tbsp of coconut oil with 3/4 cups of semi sweet/dark chocolate chips then melt the ingredients using a double boiler or a microwave until fully melted.

Pour over cold desserts to create a chocolate shell



Ask Eliana:

Q: How many beach chairs and umbrellas can I request for my unit?

R: If you are residing in a two bedroom unit and have your La Perla ID card you can receive a maximum of four chairs and two umbrellas. A one bedroom unit is allowed two chairs and one umbrella. Each resident staying in your unit must be present in order to receive the max amount of chairs/umbrellas.

RUNNING SHOE LACING TECHNIQUES



1. BLACK TOENAIL 2. HEEL SLIPPING 3. HIGH INSTEP



4. NARROW FOREFOOT 5. OVERALL ROOMIER FIT 6. WIDE FOREFOOT

SEAFOOD STEAK SUSHI

BEACH @ newport pier BAR

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

**Please bring your La
Perla ID to enjoy the
discount!**

**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

KELLY SALINAS P.A.

LA PERLA CONDO SPECIALIST | SPEAK ENGLISH / SPANISH / ITALIAN

SALES / RENTALS / PROPERTY MANAGEMENT COMPLIMENTARY COMPARABLE MARKET ANALYSIS

954-643-5487 KELLYSALINAS7@GMAIL.COM WWW.KELLYSALINAS.COM

**MIAMI
RED SQUARE
REALTY**

Meet the Staff:



Kenneth Grateraux is 19 years old and is our youngest employee; he graduated from Alonzo Tracy Mourning High School. He is currently a resident of our Sunny Isles Beach community. Kenneth has 3 siblings of which he's the second oldest.

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

A. I like to play basketball, play video games. I also like to take the time to discover and listen to new music.

Q. What is your favorite movie?

A. Scarface

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

A. Death Note

Q. What is your favorite song of all time?

A. Kanye West— Say You Will

Q. What motivates you in life ?

A. I would have to say poetry and music!

Q. In your travels, what has been the best vacation spot?

A. Dominican Republic. It's where my parents were born. I enjoy visiting my family, the great food and beaches.

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 Kanye West, Pharell and Jay Z.

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

A. The great staff!

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

A. Working in the hot weather

Q. Where do you see yourself in 5 years ?

A. Purchasing my own home and car (preferably a Rolls Royce)

Thanks Kenneth!

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.

SYLVIA SMITH - 8.5x5.5 inch DEC, 2016.indd - 1

12.12.2016 9:04

2