

# 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
- ♦ \$200 for full page

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## Board Election Results

Our Board Election was held on April 28th. 6 members ran for 5 seats. The majority of the Board have been there since the beginning and its clear they have the support of the membership. There is no doubt the Members have seen a lot of improvements throughout the years (financial and physical).

At the meeting, the ballots were counted by 2 members Arlene Kliman and Cruz Rodriguez and monitored by employees Eliana Arita & Stephen Walshe.

The results were the following:

Samy Behman:	34 Votes	
Erica Focaro:	83 Votes	Elected
Ron Isriel:	80 Votes	Elected
Richard Papazian:	82 Votes	Elected
Roberto Rodriguez:	84 Votes	Elected
Leonid Shafranov:	58 Votes	Elected

Congratulations to the Board and to Samy who obtained several votes. So what is the plan for 2017/2018. We are in the midst of resolving the Pier

Park issue. The Board just recently met with the City and will soon sit down to discuss the financial aspect of removing the parking from Pier Park. As mentioned in the past, the Association will be responsible for any changes on La Perla property.

Also currently being discussed by the Board is to hire an architect to design a sauna room in the gym bathrooms. This does not mean we will build a sauna this year or next but we are researching it. When talking to members, it seems this is one improvement that is high up on the members wish list.

The Board just recently agreed to install HD cameras around the property. The difference in the old system is incredible. We will soon add more to the system and also look to replace our access control security system in the near future.

Pool resurfacing; we are planning on getting this done in 2017. October is one of our quietest times. We know there is never a great time for doing this. The pool surface is 10 years old and has several rust spots. Ignoring it will only make it worse!



## 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 1102	2BR / 2.5BA
UNIT 1110	1BR / 1.5BA
UNIT 1504	2BR / 2.5BA
UNIT 1509	2BR / 2BA
UNIT 1704	2BR* / 2BA
UNIT 1809	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](http://CONDOMANAGEMENTMIAMI.COM)

MISSING BOOKINGS?

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## Managers Column

**Insurance:** Our new policy was just renewed on May 1st, 2017. Our Treasurer Erica Focaro negotiated a \$45,000 reduction on last years policy, the new policy also includes a lower deductible. Over the years the buildings policy has continued to come down considerably year on year. We always think that's it, it can't come down anymore! And then we get another great deal! Great job Erica...

**Passover and Easter:** Because it's typically a 1-2 week rental, these holidays are stressful for the staff and the residents. The building is overwhelmed with renters who are here for a few weeks. The majority of these 1-2 week rentals are contrastingly different than for example the snowbirds who know and understand the rules. The snowbirds return every year, are on first name terms with the residents and staff and they respect the building. During the holiday, we have a 50-60% short term rental occupancy, it can be chaos inside the building. The 2 week rental does not know (m)any rules, they are here to have a great time! Most of them book through Airbnb (or something similar) and for that reason some think they are staying in a hotel.

Over the period, we had over occupancy issues, we had unregistered animals in the building. One dog escaped from the unit and when we tried to capture the dog, the tenant threatened us with legal action for animal cruelty! We had tenants insult the staff. The list goes on and I am sure you get the drift. We ask all owners to please vet their short term tenants before they arrive here. Ask them about how many people are staying. Remind them this is a Condominium and to provide them a copy of the rules.

In the end the Board and management office decided to create a no return list. The tenants who violate our rules and are rude to our staff are placed on this list. Certified, regular letters and emails are distributed to owners informing them that certain tenants will not be al-

lowed back in the building. The list is maintained in the office. If the tenants cannot behave, treat everyone with respect, then why let them come back?

**Elevators:** Since January/ February, we have had issues with our Elevators 3 & 4. It has caused a lot of downtime and delays for our residents. We apologize for this and obviously need to explain. We are not Elevator mechanics or engineers, but it was clear on both elevator 3 & 4 that the issues were similar in nature, very expensive and not an easy repair. Elevator #4 started having issues in December/January. It took one month to repair. Elevator #3 started having similar problems in February and they are still working on resolving it. For each elevator, the tech would come daily, get the elevator running and leave only for the elevator to stop again on the same day. They eventually replaced the traveling cable (this cable provides the power transmission and communication between controller and elevator cab) on each elevator.

We have been working hard to get TKE to uphold their side of our agreement. We are currently negotiating a substantial credit for the Association and we are seeking to add penalties for any more excessive downtime.

**Dog Owners:** Please pick up after your pets. Our cameras will find you!

**Turtle Season:** Turtle season is in full flow until October 31st. The turtle nests are protected by bollards and yellow tape. Please do not disturb the nests (it's against the law!). You can also help by preventing lights shin-

ing on the beach (do not bring flashlights at night). When you are packing up from the beach; fill in holes and knock down sand castles to make a safe passage for the turtles. Also remove all trash and beach chairs. Thank you!



**SPECIAL OFFERINGS:**

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purchase furnished or  
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**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**

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*Associates, Inc.*

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





# 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

☎ (786) 897-0827

## LA PERLA RESIDENTS

Sir Galloway Cleaners, Miami's Couture Cleaner, offers the finest dry cleaning and laundry service, with free pick up and delivery to your home. If you join our esteemed Sir Galloway family you will receive 25% discount on all services your first month. Please call us at 305-200-6256, or speak to your concierge to get started today!



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# Hurricane Season; Getting Prepared!

It's Hurricane season again. *Hurricane season* in the Atlantic begins June 1st. Even though hurricane season does tend to peak in August through September, it is never too soon to get ready!

For the past few years we have been really fortunate in South Florida. It's been quiet but that's even more reason to be on standby.

Everybody should make the time to review (or create) their hurricane preparation plan. It's not that difficult. Buy bottled water, a battery powered lamp, canned food and do it now!

Whether you leave La Perla for a week or 2 months, it is important that residents remove their furniture and other items from their balconies BEFORE leaving the building. Don't expect the

staff to do it for you!

Furniture can be dangerous flying projectiles and can cause serious damage. It is not uncommon to see furniture on Collins or on the beach after a storm. We have seen disputes between owners and renters for missing balcony furniture. The tenant claimed the furniture blew away, the owner didn't believe it and the tenant lost their deposit!

Aside from removing your furniture from the balcony, everyone should secure their own windows and doors. The Association staff cannot take care of everyone's needs.

When we receive many last minute requests to take in a residents furniture because he/she forgot, it is usually too late and we are usually handling the last minute policies we have for the

building and common areas. We cannot keep the staff here when they have their own families and homes to worry about.

If you are out of town, we recommend designating someone to be responsible for the care of your unit before and after a hurricane. At this point, **if you don't foresee yourself coming back for a few more weeks and you have furniture there, then email me at [swalshe@akam.com](mailto:swalshe@akam.com) and request for your items to be taking inside. This will help everyone in the long run.**

Do not wait till the last minute and it would be better to have balcony furniture inside your unit than none at all upon your return!.

Thank you!

## Terms You Need to Know during Hurricane Season:

### Tropical Storm Watch

Tropical storm conditions (sustained winds of 39 to 73 mph) are possible within the specified coastal area within 48 hours.

### Tropical Storm Warning

Tropical storm conditions (sustained winds of 39 to 73 mph) are expected within the specified coastal area within 36 hours.

### Hurricane Watch

Hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified coastal area. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical-storm force winds.

### Hurricane Warning

Hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified coastal area. Since hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds.



**Hurricane Season begins June 1st and ends on November 30th, however tropical cyclones are possible any time of the year. Be prepared!**



# 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	De n	SQFT	Average Month-ly Rate	Highest Month-ly Rate
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	\$5525	\$7400
Line 01 (B)	2	2 ½	YES	1,623	\$5266	\$6400
Line 02 Garage Level H)	2	2 ½	NO	1,698	\$3000	\$3000
Line 03 Garage Level (J)	1	1	NO	906	\$1200	\$1200
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$5400	\$7500
Line 04 (G)	2	2 ½	YES	1,715	\$6425	\$8000
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4370	\$5100
Line 06 (F)	2	2 ½	YES	1,637	\$4820	\$6500
Lines 07 & 08 (E)	2	2	NO	1,423	\$5400	\$8660
Line 09 (D)	2	2	NO	1,266	\$6350	\$8480
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4370	\$5100
Pent House Floor (L,M & N)	3+	3+	1+	2625	N/A	N/A

Unit Type	Bed	Bath	De n	SQFT	Average Month-ly 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	\$3500
Line 04 (G)	2	2 ½	YES	1,715	\$3400	\$3600
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$3160	\$4300
Line 06 (F)	2	2 ½	YES	1,637	\$3350	\$3900
Lines 07 & 08 (E)	2	2	NO	1,423	\$3020	\$3350
Line 09 (D)	2	2	NO	1,266	\$2800	\$2800
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$3160	\$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
C	1805	2/21/2017	\$450,000.00	\$ 450.00	1,000
F	3306	3/28/2017	\$835,116.00	\$510.00	1,637
E	1407	4/24/2017	\$765,000.00	\$538.00	1,423
A	2902	4/26/2017	\$975,000.00	\$609.00	1,602



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 Giulietta Ulloa Group  
 Realtor Associate  
 EWM Key Biscayne  
 Office: 305.361.5600  
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 marianelapa@yahoo.com



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**LA PERLA # 3001**



3BR • 2.5BA • 1,630 SF  
 Offered at \$939,000

**400 SUNNY ISLES # 1405**



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

**JADE BEACH # PH 4504**



5BR • 6.5BA • 4,141 SF  
 Price Upon Request

**PINNACLE # 2106**



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

**PARAMOUNT BAY # 2009**



2BR • 2BA • 1,128 SF  
 Offered at \$700,000

**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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## PHOTO OF THE MONTH:



This photo was taken by David Gartner. David is the photographer for the City and has allowed us to post this photo. If you have any good photos, please share them with us by emailing me at [swalshe@akam.com](mailto:swalshe@akam.com)

A real estate advertisement featuring a woman, Elham Tadrous, on the left. She is smiling and wearing a blue button-down shirt. To her right is a large, modern building with a glass facade. The background of the advertisement is a scenic view of a beachfront property with a large swimming pool, lounge chairs, palm trees, and a view of the ocean. The text "ONE STOP SHOP FOR ALL YOUR REAL ESTATE NEEDS" is prominently displayed in bold, black capital letters. Below this, it says "Buying/Selling OR Renting/Leasing". The Elham Tadrous logo, a stylized "et" inside a circle, is positioned to the left of the main text. At the bottom left, there is a logo for "Beachfront REALTY INC." and contact information for Elham Tadrous.

**et** | **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](mailto:elham.tadrous@gmail.com)

**Beachfront REALTY INC.**





# THE BUZZ

## Thoughts to Ponder:

The world is indeed full of peril  
and in it there are many dark places.  
But still there is much that is fair.  
And though in all lands, love  
is now mingled with grief,  
it still grows,  
perhaps,  
the greater.

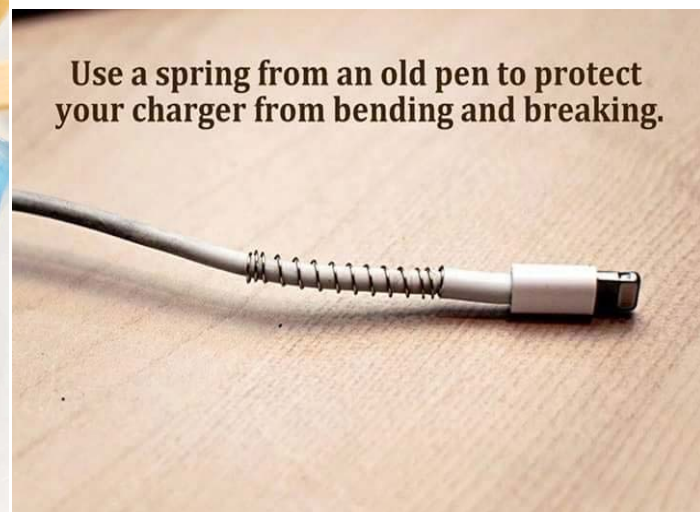
*J.R.R Tolkien*  
*The Lord of the Rings*

## LIFE HACKS:

### Ask Eliana:

**Q:** How can I insure my maintenance payments will be received on time?

**R:** As an Owner we strongly suggest you set up automatic payments. Many owners have switched to auto to avoid issues with their payments. In some of those cases checks were not received on time.



Use a spring from an old pen to protect your charger from bending and breaking.

# EXECUTIVE GROUND TRANSPORTATION AT ITS BEST



## LA PERLA AIRPORT SPECIALS

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TO / FROM

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**LUXURY SUV**

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**MERCEDES S550**

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**10-PASS LIMO**

\$110

**MERCEDES SPRINTER VAN**

\$125

*Rate includes all taxes & fees*



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# BEACH @ newport pier BAR

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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

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REALTY**

## Meet the Staff:



Jean Charles Ernst was born in Haiti. Jean and his wife just had a beautiful healthy baby boy on 5/27/17. Jean is always in a good mood, but we don't think we've seen him happier lately! Congratulate him when you see him.

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

A. I like to spend time with my wife, I play the guitar & Piano, I also like to stay active and play football.

**Q. What is your favorite movie?**

A. Mission Impossible

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

A. I like to watch football

**Q. What is your favorite song of all time?**

A. Bob Marley— Compas

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

A. I did music engineering in Haiti for a copy named Caribbean Sound System

**Q. What is your favorite vacation spot?**

A. Santo Domingo! I was there for vacation two weeks ago it was a great experience, I spent most of the time on the beach, played tennis & baseball and ate lots of Picadillo de Pollo.

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

A. Arnold Schwarzenegger, Tom Cruise and Jackie Chan

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

A. I like meeting the residents, most of the residents are respectful and are very nice to me.

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

A. I don't like to go home early!

**Q. Where do you see yourself in 5 years?**

A. Purchasing a house for my family, having two children. I would like to speak and write English fluently so I can enroll in College and pursue a degree in Sound Engineering.

*Thanks Ernst!*



For more info or private preview, please contact: Cell/Text  
**305-975-0880**



**Smith**  
Associates, Inc.

**Sylvia Smith Levine | CIPS**

**President | Licensed Real Estate Broker**



**SPACIOUS LAYOUT!**  
2 BR + Den, Tastefully Furnished,  
Ocean Views  
**\$889,000**



**SEASONAL RENTAL!**  
City & Ocean Views, Corner  
Wraparound Balcony  
**\$4,500/month**



**GREAT PRICE!**  
Direct Oceanfront, Furnished,  
Large Wraparound Balcony  
**\$1,050,000**



**FULLY REMODELED!**  
2 BR, White & Cozy Sanctuary,  
South Ocean Views  
**\$919,000**