

LA PERLA E-NEWSLETTER



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NEXT BOARD OF DIRECTORS MEETING:
Tuesday, August 10th, 2021 | Agenda and Time will follow.

BOARD OF DIRECTORS UPDATE



Legal Matters

It has been almost one year since the Newport litigation has been settled, and the most noticeable result is that our operating account has not been suffering legal bills averaging about \$25,000.00 monthly. In addition, we do not have to answer questions about any outstanding litigation to prospective purchasers and lenders. There are other legal matters which persist. These include registered liens against the Association's property with respect to two doors which exit into La Perla's pool, and the Newport pool respectively, and at least one leasing matter which has never been resolved and which has been inactive for many months. We are in the process of getting the matters of the pool doors finalized so that the liens may be discharged, and the fines reduced significantly.

We have recently been served with a complaint (lawsuit) by Biscayne Construction Company, Inc. for compensation with respect to an alleged breach of an oral contract made in 2019, regarding the replacement of La Perla's roof.

In addition, there are a number of matters which may result in litigation, which concern renovations and reconfiguration of units which were done without the approval of the Association and without the required building permits. Every unit owner must observe the rules when it comes to renovations and construction in their units. Applications must be properly completed and approved by the Association prior to any building permits being issued. In the past, unit owners have neglected rules and have improperly proceeded with construction and renovations in their units, without approvals or building permits. This type of behavior puts the entire building at risk, especially from a structural point of view. The rules exist for a very good reason, and they must be respected. Recent events in Surfside should remind us about how seriously structural integrity and adherence to renovation and construction rules should be taken.

Parking

As many unit owners are aware, for a long time there has been much confusion with respect to the parking situation at La Perla. Over the years previous boards and others have utilized what appeared to them as loopholes in our parking systems, condominium declaration and by-laws to skirt the rules as they relate to parking "ownership". Some of the improper methods included certain criminal activities which are now being investigated by the authorities. The Association is currently working through as much detail as possible in an attempt to straighten out the parking situation. This includes reviewing minutes of board meetings and documentation kept in Association files and records.

Because the improper activities have been ongoing for years, it is very possible that many unit owners do not even realize that they may be victims of these activities and may have wound up with the use of parking spaces which may not be theirs. There have been instances where valet parking spaces have been "shuffled away" from residential units in total disregard of our declaration and by-laws. The Association is examining parking matters on a case-by-case basis, and recently there has been some discord regarding certain claims of self-parking rights and questions have arisen with respect to sale/transfer rights as well. The Association is committed (and indeed required) to ensure that our declaration and by-laws are fully respected and upheld regardless of expedience and individual circumstances.





Legal Matters (continued)

RENTAL AND PET RULES

The Association has recently introduced new administrative requirements for short term and long term rentals and is currently reviewing and formulating new pet policies.

Disturbingly, we have discovered that many owners have decided to flout (or continue to flout) the rules which govern rental policies. A number of years ago Sunny Isles Beach instituted a short-term licensing system, which must be followed by every owner who does short term rentals of residential units. Unfortunately, there are some who believe that legal requirements can be by-passed and/or ignored.



There are strangers who are occupying residential units, parking in our garage and walking around our building, using our amenities all the while not having registered with our management office or gone through the tenant evaluation process. Some unit owners have many “relatives”, most of whom they have never previously met, utilizing our building as a resort hotel, in total disregard for safety and security concerns at La Perla. We have seen short term rentals converted to long term rental contracts, notwithstanding that the tenant departs after a relatively short stay. Clearly this is being done to avoid the short-term licensing process, but this type of behavior presents huge risks for owners and the Association alike. The Association cannot and will not tolerate illegal activities of any kind and is committed to eliminating loopholes and work arounds which are selfishly utilized by some owners to the detriment of La Perla and other owners.

RENTAL RULES AND REGULATIONS REMINDERS

Know the Rules, Avoid the Hassles!

1. If the owner is present or absent, and their immediate family (parents and children ONLY) is/are visiting:
 - No Tenant Evaluation process is required
 - Full rights to use of the amenities allowed
 - Written notification and authorization from the owner (specifying length of stay) is required
 - Copy of their valid photo identification is required
 - ID Access Card per person to be provided by Management office
2. If the owner is present with one or more visitors who are NOT immediate family, staying less than 30 days:
 - No Tenant Evaluation process is required
 - No right to use the amenities, as must be accompanied by owners when using amenities.
 - A Guest Pass will be provided by Management Office
3. If the owner is absent with a visitor that is NOT immediate family, staying more than 30 days:
 - Visitor is considered a lessee, therefore a Tenant Evaluation process is required.
 - Approval by the Association is required
4. If the owner is absent and they have a visitor that is NOT immediate family, staying less than 30 days:
 - The association provides a one-time per year allowance per unit, with full rights of use of amenities.
 - No Tenant Evaluation process is required
 - Written notification and authorization from the owner (specifying length of stay)
 - Copy of their valid photo identification is required
 - ID Access Card per person to be provided by Management office.
 - The visit will be discounted from the 12 times-per-year rentals for the unit



RENTAL RULES AND REGULATIONS REMINDERS

Know the Rules, Avoid the Hassles! (Continued)



5. Short-Term rentals: (less than six months) – Tenant Evaluation process is required.
 - No pets allowed
 - Valid and current Short-Term license by The City of Sunny Isles required
 - Security Deposit of \$1,000 (check payable to La Perla Association) – Refundable, if no damages occurred
 - Valid and current homeowner's insurance required
 - Unit must be current in their maintenance payments
6. Long-Term Rentals: (more than six months) – – Tenant Evaluation process is required.
 - Two pets allowed, 20 pounds max weight (fully grown)
 - Security Deposit of one month's rent (check payable to La Perla Association) – Refundable, if no damages occurred)
 - Valid and current homeowner's insurance required
 - Unit must be current in their maintenance payments
7. General Rental Rules:
 - No unit owner may lease a Unit more than twelve (12) times in any calendar year
 - Occupancy in units shall not exceed two (2) persons per bedroom and one (1) per den. Children are counted for occupancy
 - The association is NOT responsible of notifying unit owners of their rentals countdown per year
 - Applicants 18 years old and older are required to do a Tenant Evaluation process
 - Unit owners will surrender their rights to use Common Elements and Association Property to the Renter or Lessee when their unit is leased. (ID access cards and vehicle decals will remain blocked while the unit is leased)
 - A background check is valid for 2 years. Therefore, if a tenant is extending their lease and their latest background check was done 2 or more years ago, a new background check (Tenant Evaluation process) is required
 - ID Access Cards are for residents' use only and are non-transferrable. Domestic employees, realtors, guests, contractors and others, are not permitted to use owner's ID access cards
 - Parking spaces shall be used by owner or tenants only. Domestic employees, realtors, guests, contractors and other, shall use valet parking services

TENANT EVALUATION

Where Are We Today?

We would like to thank everyone for helping with the transition to Tenant Evaluation background check and leasing and purchases applications services. There were a few bumps along the road and your patience as we transitioned was appreciated. The system is now fully operational and providing the office staff and management with the required information necessary for quicker approvals.



IN SUMMARY:

- The Tenant Evaluation System replaced an old and obsolete system that no longer could handle the increased numbers of rentals and sales efficiently
- Using the Tenant Evaluation System has allowed the management to receive quick and reliable information and comprehensive records enabling them to make leasing decisions promptly for owners and tenants
- Improved the renter screening process for all tenants which includes a full criminal background check for all renters and purchasers and a credit score report
- Provides greater safety to owners due to a thorough screening process and in light of the increased numbers of people (owners and tenants) residing in the building

QUESTIONS? Please visit the Tenant Evaluation Help Center at:
<https://support.tenantevaluation.com/support/home>

BUILDING PROJECTS & UPGRADES

The Board of Directors and Management have been working on several projects simultaneously to improve the building. The roof replacement project was a big success! The next big project will be the repair of stucco, window sealing, and other important repairs; followed by the painting of the entire outside of the building. The facade painting project will begin sometime after the hurricane season in November. We are very excited about all the positive things that are occurring at La Perla in so many areas, as the ones illustrated and described below:

LA PERLA NEW LOGO



POOL FURNITURE

Slow Down... Cool Down...Sit Back and Relax!

After many years of service and much wear and tear, our old and very worn beach and pool furniture is being retired.

We are excited to announce that new pool and beach furniture will be arriving late summer/early fall as part of the Board's ongoing commitment to restore and upgrade La Perla in all areas.

At the beach, weather resistant, adjustable stacking sling chaises and chaise cushions, new umbrellas, a newly refurbished attendant tent and storage covers have been ordered along with new chaise towel covers.

At the pool, sleek upgraded contemporary design chaises, new umbrellas, side tables, and tables and sitting chairs, have been ordered to replace the remaining and worn existing pool furniture.



NEW UNIFORMS FOR LA PERLA STAFF

We have the greatest employees at La Perla and arriving soon are new staff uniforms. What better way is there to show off the BEST staff on the beach!

Pool and Beach Attendant



Maintenance Staff



Housekeeping Staff



Front Desk Staff



Security Staff



VALET STAND

Our valet stand was literally on its last leg(s) and needed to be replaced. Additionally, a need for better access for attendants and overall security was essential. Check out our new updated, modern, double wide lighted attendant stand with 450 key capacity located at the front entrance of the building.



WASHER & DRYER

Thanks to everyone for all your patience with our towel situation. Those of you who are not aware, our washers and dryers no longer could be repaired and we had to replace them. The good news is as of Thursday, 7/23 our new washer and dryer were installed. These new commercial laundry machines can handle large capacity loads and they are already in use.



FLOOR MATS

We are excited with the new look of the common areas with the new floor mats recently acquired! They provide a fresher look, a beautiful and elegant finishing touch and an added sense of comfort to the common areas.



LANDSCAPING AND FLORAL ARRANGEMENTS - GREEN IS THE WORD!

Outdoors, we continue to work to improve and upgrade our landscaping at the pool area and soon will be starting in the front and on the sides of the building. To date, this has included replacement of dead plants and trees and resuming care for existing plants and trees, such as using proper pruning techniques and fertilizing of plants and trees. A newly repaired sprinkler system assures that all plants are being watered properly. Indoors, our focus has been in replacing damaged planters and plants that were in poor condition and maintaining our new ones.

In addition, it was determined that an upgraded and more contemporary approach to indoor floral arrangements was desirable and necessary to further enhance the appearance of our building. We hope you enjoy the artistic approach in the different flower arrangements and the high quality of the floral materials and containers used. Look for weekly and monthly changes!





2021 HURRICANE SEASON

Preparing for a Hurricane

Hurricane season started on May 15th in the north Pacific and June 1st in the Atlantic and the Caribbean. It ends on November 30th. Make sure you and your family are prepared by planning ahead.

Everyone should make the time to review (or create) their hurricane preparedness plan. If you are leaving the building for a week or several months, it is important that all owners and residents remove their furniture and other items from the balcony BEFORE leaving the building. Furniture can become dangerous flying objects and can cause serious damage. In addition to removing your furniture from the balcony, everyone should secure their own windows and doors. If you are out of town, we recommend designating someone to be responsible for the care of your unit before and after a hurricane. Our management and staff will attend to protecting the Association's common areas of the building.

Please understand when the building is under a hurricane warning, the gym will be closed; the pool area will be closed; and the elevators might not be working. These are all steps the Association may need to do to protect the mechanical and common area's equipment. At 45 mph winds or higher, all elevators will be locked down. The lobby doors will be locked and access to the building will only be available through the stairwells on the ground floor and the garage. The Front Desk will be vacated, and gates open. There will be no valet staff and keys to vehicles will be returned to the owners until the employees return to work safely. We must all do our best to prepare our building and protect ourselves in the event of a significant storm or hurricane.

MAKE A PLAN:

- Write down emergency phone numbers and keep them on the refrigerator or near every phone in your house. Program them into your cell phone too.
- Prepare an emergency supply kit
- Locate the nearest shelter and different routes you can take to get there from your home. If shelter locations in your area have not been identified, learn how to find them in the event of a storm
- Pet owners: Pre-identify shelters, a pet-friendly hotel, or an out-of-town friend or relative where you can take your pets in case of an evacuation. Local animal shelters may be able to offer advice on what to do with your pets if you are asked to evacuate your home



MEET YOUR MANAGEMENT TEAM

PAULO GONCALVES

General Manager

Paulo's vast experience has been mostly in Property Management, Banking and Building Development. He has worked as a Property Manager since 2007. Paulo has been working at La Perla as the General Manager since March 2021. He is committed to accomplishing the organization's goals of maintaining the property, by overseeing and optimizing the daily operations, as well as acting on behalf of the owners to preserve the value of the property. He is the father of two young adults, 29 and 27 years old, married for 31 years, owner of 3 pets and loves to play tennis and to go walking/jogging.



JEFF CIUS

Director of Operations

Jeff Cius has been working at La Perla since 2015. His goal is to help improve the quality of life in La Perla and create a safe environment for all the residents. He is Fluent in 5 languages. Jeff earned his Bachelor's degree in Business Administration in 2011, graduating with Honors (Cum Laude). In his free time, he practices Brazilian Jiu-jitsu Muay Thai, Boxing, Yoga and he also has a love for playing Basketball. His personal interest is to expand his consciousness and become more aware of what is going on around him by consciously paying attention to his thoughts and feelings.



ADRIANA CANON

Assistant Property Manager

Adriana is a consummate professional with over 15 years of domestic and international experience in key support management and administrative roles. Adriana possesses a bachelor's degree in Industrial Design, as well as having an active Community Associations Management License & Real Estate License. She has been successful in assisting high level managers such as Property Managers, CEOs, CFOs, and presidents of important companies. She is proud to be Colombian, and is inspired daily by her husband and their two sons. In her free time, Adriana likes to do oil painting, and spend quality time with her family.



MEET YOUR MANAGEMENT TEAM

(CONTINUED)

MARILYN BIALEK

Administrative Assistant

Marilyn Bialek has 20 years of expertise in property management, wearing many hats as the Property Manager; Assistant Property Manager and Administrative Assistant. She is very happy working at La Perla as the Administrative Assistant with great people such as her wonderful boss Paulo Goncalves, Adriana Canon, Monica Morgenstern, Office Assistant and Jeff Cius. Her hobbies are doing comedy, writing, dancing, movies, going to real estate seminars and meetings. She enjoys being with her granddaughters Natalia who is 8 years old and Alyssa who is 3 years - "they are the love of my life!!!!!!"



MONICA MORGENSTERN

Administrative Assistant

Monica Morgenstern has brought to La Perla a long background as a Hotel Concierge, Executive Assistant and Private Properties Manager. Interacting with the customers, handling communications, and providing Customer Service is the core of her job in addition to the daily clerical duties and administrative tasks required by the Department and the Team. Having lived in various countries around the world, Monica speaks several languages, which is very helpful in a community like La Perla. In her spare time she grows orchids, enjoys her cats and the nice weather of South Florida.



SEBASTIAN POVEDA

Office Assistant

Sebastian is an 18-years old student-athlete, who graduated from high school in July 2021, in the top 10 percent of his graduating class with credits for university classes up to 3 years in advance. Sebastian will soon become a freshman in Engineering, at Florida Atlantic University in August 2021. Sebastian loves soccer whether it is keeping up with his favorite Colombian team: Millonarios FC, or training and playing games as a goalie. On top of his soccer, Sebastian is also driven a mathematical/engineering-based career. His work experience includes roles such as a Sales Associate for Vector Marketing, Architectural CAD Drafter with a major development company, and a Soccer Goalie Trainer.





MORE GREAT LOCAL NEWS!



GET 25% DISCOUNT AT THE NEWPORT FISHING PIER!

La Perla Board of Directors invite you to show your ID Access Card to the Newport Pier staff, and you will get a 25% discount to access the pier and/or enjoy the amazing seafood at the restaurant. How about a refreshing drink at the beach bar?

COMPLIMENTARY PEST CONTROL

This is a friendly reminder to our residents, that the Association offers complimentary preventive pest control services.

Every third Wednesday of the month BBM Pest Control, a properly licensed, insured, and specialized company comes to the property to provide their services.

If you are interested, please send an email to LaPerlaRegistrations@akam.com, to request the service.



10% DISCOUNT AT THE 43B RESTAURANT



BISTRO + BODEGA

La Perla Association has a new partnership with the Florida Fusion Cuisine Restaurant **43B Bistro & Bodega**, located at 152 Sunny Isles Boulevard #13, Sunny Isles FL 33160.

www.43bottles.com

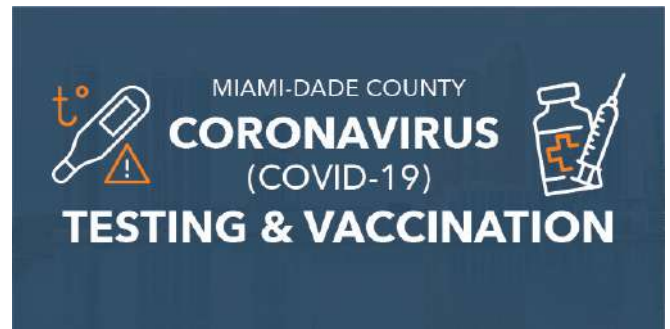
ALL LA PERLA OWNERS, RENTERS, GUESTS & EMPLOYEES GET A

10% DISCOUNT ON THEIR ORDERS, WHEN SHOWING THEIR CURRENT ID ACCESS CARD TO THE RESTAURANT STAFF.

COVID-19 UPDATE

MOBILE COVID-19 TESTING AND VACCINATION OFFERED SEVEN DAYS A WEEK!

Tests available for ages 5 and up at the Sunny Isles Beach Government Center, 7 days a week from 8 am – 5 pm. Both PCR nasal swab tests and antigen rapid tests are offered, as well as Vaccinations. The mobile unit is located at the Sunny Isles Beach Government Center, 1st Floor Parking Garage, 18070 Collins Avenue. The Pfizer vaccine is available for ages 12+, and the Johnson & Johnson vaccine is available for ages 18+. Pre-registration is available online at mdc.nomihealth.com/signup. Walk-ups are also welcome.



THE CITY OF SUNNY ISLES REQUIRES THE USE OF FACIAL COVERINGS

Facial Coverings Required at all Indoor City Facilities for Employees & Visitors Effective July 30. As a result of the surge in new cases locally, the City of Sunny Isles Beach will be requiring facial coverings for all employees and visitors at all indoor city facilities effective Friday, July 30 regardless of vaccination status.



LA PERLA MANAGEMENT ENFORCES THE USE OF A FACE MASK AT THE COMMON AREAS (VACCINATED OR NOT). PLEASE PROTECT YOURSELF, OUR COMMUNITY AND OUR TEAM!

