

La Perla Ocean Residences Newsletter

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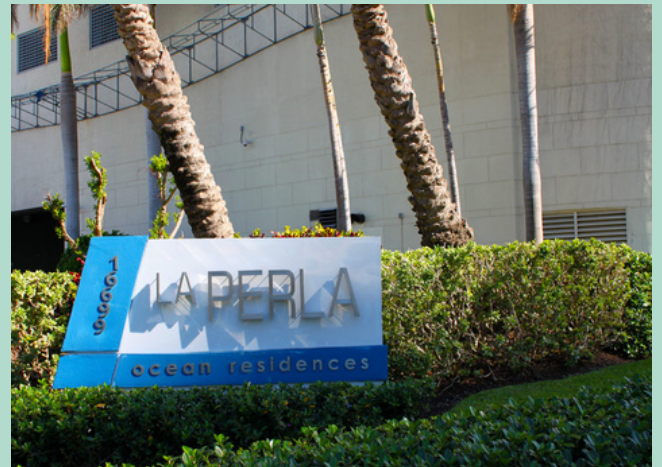
(many of your FAQs can be found on our website)

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**OUR NEXT BOARD MEETING WILL BE:
WEDNESDAY
3/10/2021 @5:30P.M .**



BOARD OF DIRECTORS UPDATE

Our financial stability remains strong. As of December 31, 2020, the Association reserve balance was \$2,309,047.26 and every month we continue to put more money into reserves. In addition, we have a very healthy balance sheet. For the first time in many years we finished the year with surplus in the budget! As expected, after the settlement agreement with the Newport our legal expenses significantly dropped. In addition, we were able to negotiate a massively reduced final payment to Shutts and Bowen (the legal firm representing the building (in the Newport Beach legal fiasco) saving the Association an additional \$35,000.

In another positive boost to our financial stability, we were able to negotiate a much more favorable and significantly less costly contract (\$350,000 less!) for the roof replacement. Today we are happy to report that this project began February 8th and will continue for the next 3 months. The Board has already started to work on the next major project - painting of the building - and we expect to report to the owners on the progress of that project very soon.

As many of you are aware, we addressed the issue of Pooled Reserves and had requested a membership vote on the issue. Many people did not fully understand what this vote was about, and we made several attempts to explain it.

In a nutshell:

Any Association reserves must be designated either as a "Pooled Reserves" or "Line-item Reserves". "Pooled Reserves" is where all money that is put into reserves are counted (for accounting purposes only!) as being in a single "bucket". In this case, as with major projects (like the roof replacement, for example), the Association can simply pay for the given projects with the money taken from that reserve's "bucket".

The second option to count reserves is called "Line-item Reserves". In this option, money coming into reserves are split into individual buckets (for example: "pool deck replacement", or "roof", or "mechanical", etc.) and can only be used for areas already designated for that "bucket" purpose, and nothing else!

In 2018 our Association adopted a "Pooled Reserves" rule for counting Association reserves and all new money that came into the reserves after 2018 was put into this single "bucket", called "Pooled Reserves".

The recent vote asked the Association members to permit the Board to combine money from previously designated "Line-item buckets", collected prior to 2018, together with money collected after 2018 and keep them (for accounting purposes!) in a single bucket called "Pooled Reserves".

Certification of the vote to pool (unify) the reserves will be at the upcoming Board meeting and all reserves money will be placed into a single bucket. This will significantly reduce the risk of special assessments for replacement, or underfunded projects any time soon. The Board feels that this very important vote will further improve the financial stability of the Association!

Thank you, neighbors!

Looking into the Future

The Board is looking into operational aspects of the building as well as updating La Perla's image to increase the values of all units.



KNOW THE TEAM



Paulo Goncalves

Property Manager

I am looking forward to meeting everyone and working together on behalf of La Perla. My early experience has been in the banking and construction business and I have worked as a building manager since 2007. I bring my past experiences and expertise to La Perla and I am already enjoying working here. Please feel free to stop by our office at any time to introduce yourself and share any suggestions or concerns.

MANAGEMENT OFFICE TEAM

Assistant Property Manager

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Office Assistant

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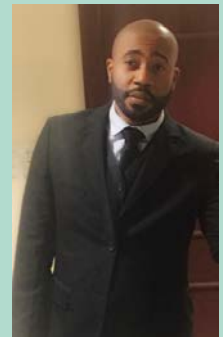
Operations Manager

Jeff Cius

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**PLEASE
REMEMBER
TO WEAR A
MASK AND
PRACTICE
SOCIAL
DISTANCING
IN ALL
PUBLIC
AREAS**



COVID-19 BUILDING RULES

1. Wearing of masks is mandatory in all public areas.
2. Only up to three residents per elevator car is permitted. Masks must be worn.
3. Hand sanitizing stations are placed throughout the property for your use.
4. The gym is available by reservation only, and no more than three occupants are permitted at a time. Sessions can be reserved for 45 minutes at the front desk.
5. The game room and the children's area are closed until further notice due to Covid-19 safety precautions.
6. All building rules are required to be followed. Any first violation will result in receiving a warning letter. Any subsequent violations may result in the Association imposing a fine.

RULES UPDATE

We are currently in the process of reviewing and revising our existing building rules. Look for updates over the next months and our existing rules at our website www.laperlasunnyisles.com

Our rules have been adopted to provide for the enjoyment, safety, and best interest of the unit owners, guests and tenants at La Perla. They are not intended to create unnecessary or unreasonable restrictions or hardships, but instead to promote enjoyment and safety at La Perla.

Courtesy and commonsense are the foundation of our rules

The intent of our rules includes the Golden Rule-treat each other and the property of La Perla as you would want to be treated, including your property. The rules also provide remedies for enforcement so that any violation of the rules has consequences. La Perla management and staff have been directed to enforce these rules equally, fairly, and consistently.

POOL & BEACH GENERAL RULES

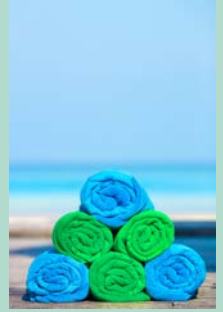
- All owners, tenants and guests must first show identification and then sign in with the attendant at the pool or beach. Towels will be issued at that time.
- Seating is provided by the pool or beach attendant and all owners, tenants and guests must wait in line to be assigned available seating.
- *Due to Covid-19 regulations until further notice only 2 chairs per unit are permitted.*
- There shall be no reserving of pool or beach furniture like placement of towels or other articles. Management is authorized and will remove any towels or other articles that are reserving pool or beach furniture when it's clear, that the furniture, is attempting to be reserved without current use.
- Towels or other articles left unattended for more than 45 minutes shall be presumed to be a violation of this rule and will be removed to the designated area set aside for this purpose.
- Items left unattended will not be the responsibility of the pool and beach attendants.



POOL & BEACH



After many years of use and multiple repairs we are looking into replacing our beach and pool equipment as it can no longer be restored. New towels were ordered and arrived replacing and/or replenishing our towel inventory .



Pool Hours: 7 AM - 7 PM

Jacuzzi Hours: 7 AM - 7 PM

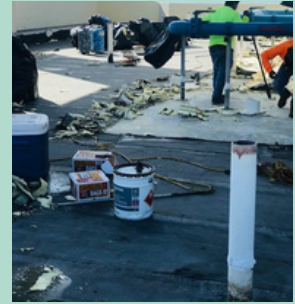
Beach Hours: 8:30 AM - 5:30 PM



ONGOING PROJECT

We are excited that a major roof replacement project has started. Our newly elected Board of Directors was able to secure a contract with one of the largest roofing companies in South Florida.

At the same time, our building will be saving over (\$350,000) dollars from last year's projection while completing the project with top of the line materials. The project will take around three months weather permitting.



A FEW ITEMS REGARDING THE ROOF PROJECT

1. The roof project hours are 8 AM to 5 PM, Monday thru Friday.
2. Expect construction noise and dust and more traffic than usual in the receiving area.
3. There may be service elevator delays due to the number of contractors and employees using it.

PET AREA UPDATE & PET OF THE MONTH

- All pets must be registered with the office.
- The pet area entrance has been relocated to the South side of the building (public parking lot side of the building).
- Up to 2 household pets are allowed within any unit and the Limited Common Elements, to be limited to a dog or cat.
- Pet owners are required to use the designated dog area and to pick up/cleanup after their animal(s) and dispose of the waste. Pet owners that do not pick up dog waste in the dog area or anywhere on La Perla property will receive a first-time warning and an incident report will be filed. Subsequent occurrences may lead to an owner being fined.
- All pets must be kept on a leash at all times.
- No pets are permitted at the pool or beach.
- Short-term tenants of 30 days or less and/or their guests are not permitted to have/bring pets.

Showcase your pet in our newsletter! Please submit pics and a small bio of your pet to laperlaoffice@akam.com



THE BUZZ

The new Board inherited a building where the majority of the mechanical equipment and general operating systems for the office and maintenance of the building were for the most part not in place.

This included lack of scheduled inspections and servicing of most mechanical equipment, now resulting in many costly repairs, the need for personnel guidelines, job descriptions, and the development and enforcement of rules and regulations, along with routine general upkeep of the building.

Specifically, training and other supports weren't in place to provide seamless integration of all policies and procedures throughout all building departments for owners, tenants, guests and liaison services.

As a result, the Board decided to invite a volunteer to assist in the reorganization of the building. The approach taken has been to first develop a building wide needs assessment to identify and prioritize target areas, followed by the development and implementation of operational systems with a focus on responsibilities, rules and enforcement of them.

Using a team approach, administration, employees and the Board are all working together to improve our building climate and facility for the benefit of all.

Board members and new building management, along with all employees, have been working many extra hours to make La Perla great again.

We cannot wait to put all these new processes in place and much more, to bring our building back to the level it belongs. Look for our newly formatted newsletter on a more regular basis as we strive to keep you informed more frequently and please be patient as these changes occur.



PEST CONTROL



This is a friendly reminder that our building offers complimentary preventive pest control services. Every third Wednesday of the month BBM Pest Control comes on property. To add your unit to the list simply email us at laperlaoffice@akam.com.

BUILDING SAFETY INSPECTION

A building wide inspection occurred on March 2nd & March 3rd to inspect all fire alarms systems including the systems in individual owner units. This must be performed annually.



FRIENDLY REMINDERS LEASES AND PURCHASES

- Leases of more than 30 days and purchases must be submitted at least 14 business days prior.
- All owners renting their units for less than 30 days must have Homeowners insurance, a valid Short Term Rental License and a Security Deposit on file*
- In order to make the purchasing process faster and seamless please make sure that all forms are filled out completely and are legible.
- All copies of any ID's must be clear and in color.

HAVE A VOICE IN YOUR COMMUNITY

Volunteers are always welcome to join any of our committees

- Rules Enforcement/Grievances
- Architectural/Landscaping
- Finance/Budget
- Social Amenities
- Engineering/ Technical
- Contracts/Legal
- Parking
- Procurement

Please email our General Manager (laperlagm@akam.com) your information as to your background, expertise, and the committee you are interested to serve on. We all share responsibilities to bring back our building.

YOUR OPINION IS ALWAYS WELCOME.

We have a suggestion box by the management office.
Please take a moment to provide your input



EVENTS IN OUR AREA

Miami Film Festival

Dates: March 5th - March 14th

For locations and times please visit:
miamifilmfestival.com



Original Miami Beach Antique Show

Dates: March 12th - March 16th

Location: Miami Beach Convention Center

Hours: 10 AM - 6 PM

Miami Home Design & Remodeling Show

Dates: March 12th

Location: Mana Wynwood Convention Center

Hours: 4 PM - 9:30 PM



Sunny Isles Beach Food Truck Fest

Dates: March 13th - March 14th

Location: The Factory Ftl. 745 NW 7th Terr.
Fort Lauderdale, FL

RESIDENT DISCOUNTS IN THE AREA

We are excited to announce our partnership with
43B Bistro & Bodega.

*All La Perla owners, renters, guests & employees get a
10% discount on all their orders.*

Hours of Operation

Open Monday to Saturday from 9 AM to 9 PM.
Sundays from 11 AM to 5 PM.

Location

152 Sunny Isles Blvd. Sunny Isles, FL 33160
786-629-8700



Don't forget to show your resident card at the
Beach Bar at the Newport Pier to receive a 25%
discount.

