

The Plaza of Bal Harbour Monthly News



A Newsletter for the Residents of The Plaza of Bal Harbour Condominium

Volume 4 Issue 11

November 2010



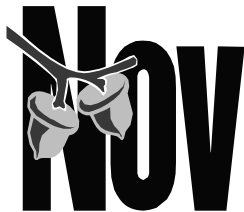
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10185 Collins Avenue
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President's Message

Dear Unit Owners,

Hopefully this letter will reach you before the special, combined Directors Budget Meeting and Unit Owners Special Reserve Meeting which takes place on November 22; I urge you to attend these very important meetings, if you are in residence. You have received all the documents, and hopefully you have returned your "Proxy," and your "Certificate of Appointment of Voting Member," and your vote for "waiver," even if you plan to attend the meetings in person on November 22. This will assure that we obtain the necessary quorum to achieve a vote.

Monthly maintenance for 2011 - We have been able to hold the line, with a miniscule increase of under two dollars.

Everglades Lumber - As soon as I gained access to the subject, I set into motion a meaningful effort to recoup whatever funds we could from Everglades Lumber. This firm was chosen by the LT group, which was operating under a very unusual and exclusive cost plus arrangement. Everglades provided the defective doors and hardware that were chosen by our then leadership. I am pleased to report that we have now been able to recoup \$10,000, after legal fees paid, from that unfortunate exercise.

Concrete Restoration - The concrete restoration project is now estimated to be 85% complete. The balance should be completed, along with the exterior painting, during December,

Continued on page 2

Plaza of Bal Harbour Newsletter

If you have anything special you would like to share with the residents of the Plaza of Bal Harbour Condominium, please let the manager know by the 15th of each month so we can include it in the following month's newsletter.

INSIDE THIS ISSUE

President's Message.....	1-2
Plaza of Bal Harbour November.....	1
Ice Cream Pumpkin Pie	3
Happy Thanksgiving.....	3
Turkey Tutorial	5
November Tips.....	6
Did You Know?.....	7

President's Message (cont. from page 1)

perhaps into January, with few exceptions.

Ramp and Parking Deck - Unfortunately, we cannot proceed on a priority basis, to complete the parking deck, as originally planned. Completion of the ramp parking area will be temporarily halted to help solve the shortage of parking space during heavy seasonal demand. Our engineers have confirmed that we may use the ramp and deck in its present condition. Thus, as in the garage, the ramp and upper parking deck will only be used for valet parking. Parking space will be extremely tight, and additional solutions are being considered.

Life Safety System - As I mentioned before, the stand-pipes are completed. As we move forward, permitting and approval by authorities is a continuing issue throughout the next and final phase. The sequence of work remaining to completion of the sprinkler system is roughly:

- Install a few remaining sprinklers
- Construction of the pump room
- Trench and install connection to water main
- Connect and test pump
- Activation and approval of system
- Deactivate and remove old system

Gym and social room - The gym is open and functioning again, as the roof over the gymnasium and the social room has been replaced. The interior of the gym also has a new ceiling and new lighting. You will be pleased to know that the failed air-conditioning units in both rooms have been replaced with greater capacity units, allowing us to enjoy additional cooling in the gym and the social room, as well as in the adjacent corridor. The excessive warmth in the hallway was caused by its proximity to the often-open delivery entrance doors.

Carpets - Yes, the carpets will be installed as soon as the sprinkler system is activated. I want it as badly as anyone does, but we have a responsibility to protect our quarter million-dollar investment in carpets.

A year ago I said that, I can and will get things done. As you know, I kept my word, and will continue to do so in the coming year.

I take this opportunity to wish everyone a wonderful holiday season.

Ralph Herz, President

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Ice Cream Pumpkin Pie

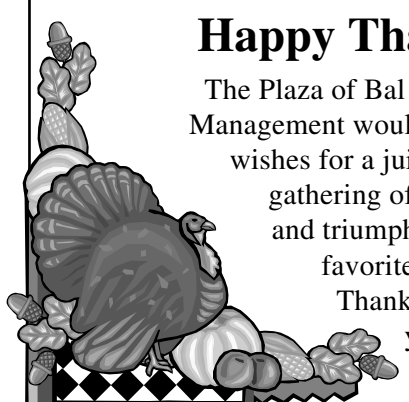
Ingredients:

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

Instructions:

1. Fill piecrust with ice cream; freeze until solid.
2. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt.
3. Spoon mixture over frozen layer of ice cream in crust; freeze until solid.
4. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.



Happy Thanksgiving

The Plaza of Bal Harbour Board and Management would like to offer our best wishes for a juicy turkey, a splendid gathering of friends and family, and triumphant victories for your favorite football teams this Thanksgiving Day. We hope you have the happiest of Thanksgivings.




James Leider, *Broker*
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to advertise in one of our newsletters or to get a free newsletter for your property.

Turkey Tutorial

Since 1981, Butterball has operated its Turkey Talk-Line, offering turkey selection, preparation, and storage advice to callers from the United States and Canada. If you find yourself wondering what to do next as you prepare your holiday meal, give the nice folks at Butterball a call or visit their website. They are available for questions from November 3 to December 26, and offer assistance in English and Spanish. Callers can also request a free Butterball pamphlet containing safe handling information, easy grilling and roasting instructions, and tasty recipes. You will become one of almost three million people who have contacted Butterball to "talk turkey."



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- ◆ **Emotional Abuse.** Includes intimidation through yelling or threats, humiliation and ridicule, habitual blaming, ignoring the elderly or isolation from friends or activities
- ◆ **Sexual Abuse.** Sexual elder abuse is having contact with an elderly person' without the elders consent. This can involve physical sex acts, showing an elderly person pornographic material, forcing the person to watch sex acts or forcing the elder to undress.
- ◆ **Neglect or abandonment by caregiver.** Elder neglect, failure to fulfill a care-taking obligation, constitutes more than half of all reported cases of elder abuse. It may be intentional or passive
- ◆ **Financial Exploitation.** Involves unauthorized use of an elderly person' funds, property or other assets either by a caregiver or an outside scam artist. Items include misuse of personal checks, credit cards, accounts, cash, household goods, forging the elder's signature or identity theft.



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Did You Know?

- The Mayflower had a partner ship when it sailed in 1620. The Speedwell also started the trip for the New World, but was forced to turn back because it leaked so badly.
- At the first Thanksgiving feast, the guests brought most of the food. When the Native Americans arrived, there was not enough food for everyone and the Wampanoag chief, Massasoit, sent his men home for more supplies.
- The party lasted for three days. The Pilgrims and their guests spent the time playing games, shooting guns, and of course, eating.
- It was two years before the Pilgrims had another "thanksgiving" celebration, this time to commemorate the end of a drought.



Dr Charlton L. Adler

Diplomate, American Board of Podiatric Surgery

Diplomate, American Board of Orthopedic Surgery and Primary Podiatric Medicine

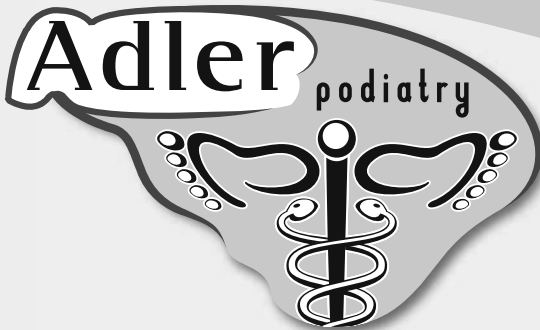
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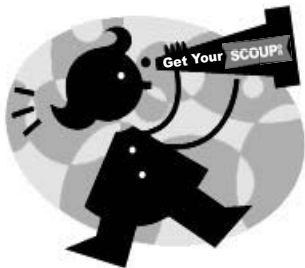
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