

The Plaza of Bal Harbour Monthly News



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

Volume 4 Issue 10

October 2010



Condominium Association, Inc.
10185 Collins Avenue
Bal Harbour, Florida 33154

ASSOCIATION OFFICERS

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Vice President Patricia Tumpson
Treasurer Bert Reifer
Secretary..... Catherine Del Castillo
DirectorCaridad L. Forte
Director Carol Garguilo
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Property Manager.....Orlando Vega
Chief EngineerGustavo Aliminaque
Asst. to Manager Shirley Elledge
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1:30 PM - 5 PM

Message from the President

Please read this letter in its entirety. It contains important information about changes in the law affecting our reserves and their impact on our 2011 maintenance charges

Dear Fellow Unit Owners:

A “Combined Board of Directors Budget Adoption Meeting followed by a Special Meeting of the Members”(unit owners) will be held on Monday, November 22, 2010, at 7:00 p.m. in the Association’s Social Room, Second Floor. The purpose of the Board of Directors Meeting is to adopt a budget for the fiscal year 2011. This is not the Annual Meeting, which takes place in December.

The purpose for convening this special meeting of unit owners is to consider waiving the new Florida Statutory budget reserves requirement, because they will impose extraordinary cost increases, unless we take appropriate action.

When you receive the official budget meeting notice, in early November, it is essential that you return the “limited proxy.” Your proxy is required to reach a quorum, and to attain a majority vote in excess of fifty percent (50%) to accomplish the reserve waiver. The “limited proxy” form, also contains the ballot (on the same sheet), which you must fill in, indicating your vote, for or against a full waiver.

Cast your vote FOR FULL WAIVER OF RESERVES. Failure to sign and return the “limited proxy,” with your vote, may cause your maintenance to increase by thirty-six percent (36%), or \$200. to \$300. month-

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.

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President's Message (cont. from page 1)

ly, depending on the size of your unit, beginning on January 1, 2011.

We are going through a broad rehabilitation. We should not require major assessments for a long time. Why would we want our money accumulating in reserves far into the future, under unknown fiduciary conditions and control?

You are the best custodian of your own resources. Wishing us success in this endeavour,

Ralph Herz

Please note the following extract from the florida statutes: Chapter 718 Florida Statutes, The Condomin-

ium Act (718.112 By-Laws) Extract Pages 36, 37 (f) Annual budget

"In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other items for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula, which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance

expense of each reserved item. The Association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or less reserves than required by this subsection...

... reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association.

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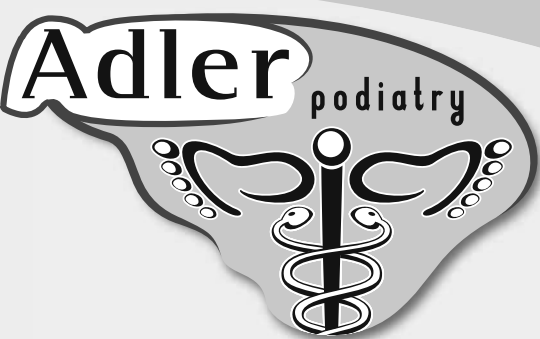
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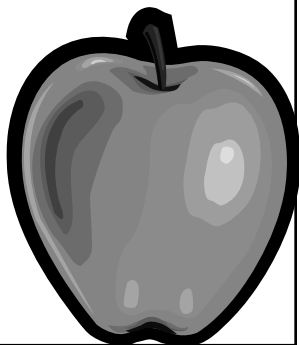
Delicious Apples

Fall is apple season! It is the perfect time to enjoy apples, in all their varieties. Ever wonder which type of apple is best for pies? Which is good for applesauce? Use this list to help you decide.

Best for snacking.
Red Delicious, Fuji, Winesap, Gala

Best for pies.
Granny Smith, Golden Delicious, Newtown Pippin, Rome

Best for applesauce.
Newtown Pippin, Elstar, Rome, Golden Delicious



Don't Forget...Fall Back...

Beginning in 2007, Daylight Saving Time was extended one month and begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 a.m. on November 7, 2010.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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NEWS OF IMPORTANCE...

If Amendment Passes

All Plaza Residents,

It is very important, that if you are a registered voter in the State of Florida, to vote for Amendment 4 on Election Day.

If Amendment 4 passes, Bal Harbour **residents will have the power** to approve or disapprove any amendment to the Comprehensive Plan, which allows development on the Club property.

Can you imagine a mega-build out, of 26 stories stretching from the beach to Collins Ave., fifty feet from the Plaza?

If Amendment 4 fails, the Village Council alone will decide whether to amend the Comprehensive Plan and allow development on the Club property-**without resident approval**

As you know, the Village Council has a history of giving the developers what they want in Bal Harbour.



Vole YES on Amendment 4.

Other news of interest...

The Bal Harbour Village Manager advises, "...that the Haulover Cut dredging project is scheduled to begin on or after October 18, 2010. The job is expected to take no more than 45 days. The cut has to be dredged every five years or so in order to keep it deep enough for boat traffic. The project is carried out by the Army Corps of Engineers.

The pipe will pump the sand dredged from the Haulover Cut through a pipe, which will run from the One Bal Harbour Resort to the area of the Kenilworth Condo.

The sand will be pumped along the shoreline near the Kenilworth.

The contractor advises that they will use sand to make walkways over the pipe for easy access to the beach. Buildings near the actual outfall of sand will have to have their residents move to the north or south to use the beach."

Enjoy the season,
Ralph Herz

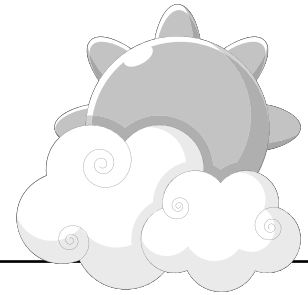
Did You Know?

- Many people believe that pumpkins are vegetables, but they are really fruits.
- About 90 % of pumpkins sold in the U.S. are used for jack-o-lanterns.
- Not all pumpkins are orange. Some unique pumpkins are white, yellow, or green.
- The average sized pumpkin has about one cup of seeds.
- There is a word for the fear of turning into a pumpkin: apocolocynposis.



INTERNET TIDBIT

If you are planning any travel soon, be sure to know what the weather is going to be like. Go to travelforecast.com for an hour by hour detailing of weather conditions.



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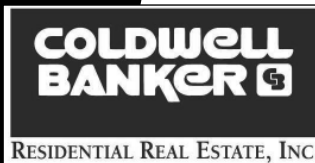
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October Tips

POTENTIAL TREATMENT FOR SLEEP DEPRIVATION Sponsored by Gold Coast Elder Care & Solutions (305) 947-6464



Good sleep is associated with many health benefits, while sleep deprivation is a risk factor for numerous serious conditions such as heart disease, diabetes, arteriosclerosis, obesity, etc. Keep in mind that the treatment for sleep deprivation depends on the cause. It is best to first analyze the cause by getting sleep diagnosed at a sleep clinic. Some treatments may include:

- ◆ Hot Bath
- ◆ Weight loss program
- ◆ Cut down on caffeine, colas, alcohol, smoking
- ◆ Exercise program
- ◆ Healthy diet
- ◆ Learn meditation techniques
- ◆ If self-care fails, there are medications to fall back upon

By: webmed.com

For more information contact Judy at (305) 947-6464



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How can I find breast cancer early? The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.



Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345.



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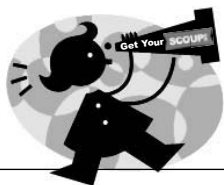
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3. Feel free to encourage everyone you know to register at **SCOUPONline.com**. *The more people we are exposing to the deals, the steeper discounts we'll be able to collectively achieve!*

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