

The Plaza of Bal Harbour Monthly News



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

Volume 5 Issue 11

November 2011



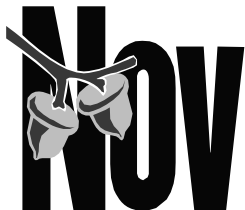
Condominium Association, Inc.
10185 Collins Avenue
Bal Harbour, Florida 33154

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Monday-Friday..... 9 AM - 12:30 PM
1:30 PM - 5 PM

Message from the President

Dear Fellow Unit Owners:

Please read this letter in its entirety. It contains important information about changes in the law affecting our reserves and their impact on our 2012 maintenance charges.

A “Combined Board of Directors Budget Adoption Meeting followed by a Special Meeting of the Members”(unit owners) will be held on Tuesday, November 29, 2011, 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 2012. 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 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” 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, will likely cause your maintenance to increase by thirty-six percent (36%), or \$200 to \$300 monthly, depending on the size of your

Continued on page 2

INSIDE THIS ISSUE

From the President	1-2
A Thanksgiving Blessing.....	3
Turkey Frittata	4
Football Funnies	5
Computer Security	6
A Thanksgiving Poem.....	7
Turkey Tutorial	8

President's Message (cont. from page 1)

unit, beginning on January 1, 2012.

For the most part, our renovations are either complete or already budgeted for. As such, we should not require 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.

Ralph Herz

PLEASE NOTE the following extract from the Florida statutes: Chapter 718 Florida Statutes, The Condominium Act (718.112 By-

Laws) 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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A Thanksgiving Blessing

May your stuffing be tasty
 May your turkey plump,
 May your potatoes and
 gravy
 Have nary a lump.
 May your yams be
 delicious
 And your pies take the
 prize,
 And may your
 Thanksgiving dinner
 Stay off your thighs!

-Unknown

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Turkey Frittata with Tomato Salsa



- Turkey
- ½ cup sliced green onions
 - ½ cup (2 ounces) shredded cheddar cheese
 - 3 tablespoons butter (see note)
 - 1 can (14.5 ounces) Hunt's Diced Tomatoes with Green Peppers, Celery and Onions, drained

over potato mixture; cover and cook 10 minutes or until eggs are set. Lift edges so uncooked egg flows to bottom of skillet. Sprinkle with cheese; cover and cook until cheese melts. Cut into wedges and serve with Tomato Salsa.

Ingredients

- 6 eggs
- 1/3 cup milk
- 1 tablespoon Gluden's Spicy Brown Mustard
- ½ teaspoon salt
- 1/8 teaspoon ground black pepper
- 1 tablespoon Wesson Vegetable Oil
- 2 cups refrigerated shredded hash brown potatoes
- 1 cup chopped cooked Butterball

Directions

1. Beat eggs in medium bowl. Blend in milk, mustard, salt and pepper. Set aside.
2. Heat oil in large nonstick skillet over medium heat. Add potatoes and cook 8 to 10 minutes or until lightly browned, turning once. Stir in turkey and onions. Reduce heat to low, cover and heat 3 minutes.
3. Stir again. Pour egg mixture

Tomato Salsa:

Melt butter in medium saucepan over medium heat and continue heating until butter has browned lightly. Add drained tomatoes; simmer 5 minutes. Crush tomatoes with potato masher to make chunky sauce.

Note: For best flavor, use butter and do not substitute margarine.

Makes 4 servings (1-1/2 cups Tomato Salsa)

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Football Funnies

Football season is going strong! Sometimes what the players do off the field can be as entertaining as what they do on the field. Check out these quotes from famous people in the world of football.

- “I want to rush for 1,000 or 1,500 yards, whichever comes first.” - New Orleans Saint RB George Rogers when asked about the upcoming season
- “Nobody in football should be called a genius. A genius is a guy like Norman Einstein.” -Joe Theismann
- “I’m going to graduate on time, no matter how long it takes.” -Joe Theismann
- “You guys line up alphabetically by height.” - Bill Peterson, a Florida State football coach
- “I’m going to send the injured reserve players out for the toss next time.” - Mike McCormack, Baltimore Colts coach, after the team’s co-captain, offensive guard Robert Pratt, pulled a hamstring running onto the field for the coin toss against St. Louis.
- “I’m not allowed to comment on lousy officiating.” - Jim Finks, New Orleans Saints General Manager, when asked after a loss what he thought of the referees.
- “I was going to write myself in, but I was afraid I’d get shot.” - Lincoln Kennedy, Oakland Raiders tackle, on his decision not to vote.
- “He’s a perfectionist. If he was married to Raquel Welch, he’d expect her to cook.” - Don Meridith
- “I wouldn’t ever set out to hurt anybody deliberately unless it was, you know, important, like a league game or something.” - Dick Butkus
- “When it’s third and ten, you can take the milk drinkers and I’ll take the whiskey drinkers every time” - Max McGee
- “There are two types of coaches. Them that have just been fired and them that are going to be fired.” - Bum Phillips
- “Anybody who watches three games of football in a row should be declared brain dead.” - Erma Bombeck
- “Sharks are as tough as those football fans who take their shirts off during games in Chicago in January, only more intelligent.” - Dave Barry



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Ten Steps to COMPUTER SECURITY

Computer Security Day is an annual event begun in 1988 that was designed to remind everyone who uses a computer to protect their computer and their data. Computer Security Day is held on November 30th. Protecting and backing-up data seems simple enough, but is easy to forget until disaster has struck. To add some security to your computer environment, take these simple steps on this day:



1. Change your password.
2. Update your anti-virus program and check for computer viruses.
3. Back-up your data.
4. Delete unneeded files.
5. Write-protect all diskettes that are not to be written to.
6. Install and inspect your power surge protection.
7. Eliminate dust from your computer area.
8. Register all commercial software used on your computer.
9. Install all security-related updates to your computer's operating system.
10. Share this information with a family member, friend, or colleague.

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A Thanksgiving Poem

'Twas the night of Thanksgiving,
 But I just couldn't sleep
 I tried counting backwards,
 I tried counting sheep.
 The leftovers beckoned -
 The dark meat and white
 But I fought the temptation
 With all of my might.
 Tossing and turning
 With anticipation
 The thought of a snack
 Became infatuation.
 So, I raced to the kitchen,
 Flung open the door
 And gazed at the fridge,
 Full of goodies galore.
 I gobbled up turkey
 And buttered potatoes,
 Pickles and carrots,
 Beans and tomatoes.
 I felt myself swelling
 So plump and so round,
 'Til all of a sudden,
 I rose off the ground.
 I crashed through the ceiling,
 Floating into the sky
 With a mouthful of pudding
 And a handful of pie.
 But, I managed to yell
 As I soared past the trees....
 Happy eating to all -
 Pass the cranberries, please.
 May your stuffing be tasty,
 May your turkey be plump.
 May your potatoes 'n gravy
 Have nary a lump,
 May your yams be delicious
 May your pies take the prize,
 May your Thanksgiving dinner
 Stay off of your thighs.
 May your Thanksgiving be blessed!!
 - Author Unknown

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