

The Plaza of Bal Harbour Monthly News



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

Volume 5 Issue 10

October 2011



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

ASSOCIATION OFFICERS

President Ralph Herz
Vice President Patricia Tumpson
Treasurer Bert Reifer
Secretary David Kwiat
Director Catherine Del Castillo
Director Carol Garguilo
Director Mark Randolph

PROPERTY STAFF

Property Manager Orlando Vega
Chief Engineer Gustavo Aliminaque
Asst. to Manager Shirley Elledge
Bookkeeper Gloria Garcia



IMPORTANT NUMBERS

Main 305-865-0535
Fax 305-868-4415
Security 305-865-0535 ext. 206

OFFICE HOURS

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

From the President

Dear Owner,

Our major projects are nearing completion. Keeping them on track has been challenging, requiring close supervision. Our prime contractor experienced financial difficulties, perhaps due to economic conditions in the local building renovations sector. This in turn affected the company's performance at the Plaza. To assure that the work continues without interruption we had to make some difficult choices. This has placed heavy demands on all involved. We did get the job done without missing a beat.

However, an unavoidable complication persists, exceptionally wet weather for most of the past 30 days. Rainfalls so intense, as evidenced by multiple flood watches, that we have had many inches of pounding water on the roof. You can readily understand the impact that this has had on our ability to complete a watertight roof in a timely manner. Weather conditions have impacted the work already performed, and now impede moving forward as quickly as we would like. To proceed, we must have good weather for periods long enough to dry the roof, despite the fact that we have been running pumps day and night. As I write this we are under a tornado watch, with yet again a 90% chance of rain for the week. Work will resume in the hands of the replacement contractor, under the supervision of our engineers,

the moment they give the weather dependent go-ahead.

Upon having a watertight roof, the penthouse hallway will be finished, including the ceiling tiles and carpet.

Our expert carpet installation has proceeded according to plan, at one floor a week. We have already completed floors 8, 11, 6, 15, 10, and 3. The installation will now continue at an even faster pace, a planned two floors per week, continuing with floors 4, 7, 9, 14, and so forth. In any event, the carpet installation will be completed by the end of November.

As mentioned last month, the social room is in the works. A Board meeting will provide the design parameters, and impetus for bringing the room back into a usable space, which we can all enjoy.

While on the social room, may I also extend a note of grateful appreciation

Continued on page 2

INSIDE THIS ISSUE

From the President	1-2
Halloween Safety	4-5
Don't Forget - <i>Fall Back</i>	6
Veterans Day.....	7

President's Message (cont. from page 1)

on behalf of the Plaza to one of our long term owners, Harriet Mertz, for the gift of a beautiful baby grand piano. Chamber music or blues, this will certainly enhance the enjoyment of the newly restored social room by all our residents.

The pool landscaping will be completed in October, weather permitting.

Work on the upper parking deck and ramp is now proceeding under the auspices of the contractor who successfully completed the fire pump, standpipes, and recently, the unanticipated, difficult retrofit of buried waterlines under the driveway concrete at the front of the building. I have confidence that they will complete this work during November, weather permitting.

Please take note: Our construction credit line was due to convert to a loan in a few weeks. After Board approval, some

months ago, we entered into deliberations with the bank to extend the line for another year. There were a few reasons for doing so. Among these: a further one year delay of the required start of monthly payments for unit owners who have not yet paid their assessment in full; preserving our ability to pay for contract work not completed prior to November 2011; obtaining a lower interest rate, which saved us over \$125,000.00. This agreement has been signed.

A brief aside: I mentioned in my September letter that the budget process will soon begin. We managed to hold maintenance payments for 2011, with hardly any increase, even in the face of rising costs. The costs of insurance, most consumables, water, electricity, et cetera have all risen. Also consider, one year ago, we provided a three percent wage increase to all employees for 2011. Now we face the 2012 budget, which must be thoughtfully constructed. No doubt we face some increases, however, I am

hopeful that the Board will carefully evaluate all aspects in the best interest of the owners and the proper operation of the Plaza. Part and parcel of the budget is the subject of reserves.

As must occur every year, the reserve amounts will be presented to all unit owners for their consideration. You voted to waive the reserves last year. This year we will again face this important decision of great individual financial impact. More information will be forthcoming, so that you may make an informed choice.

Lastly, elections are almost upon us. It would benefit the process, if more unit owners would take part. If the past is any indicator, only one-third of unit owners actually vote. This means that 20% of eligible voters decide who is on your Board. Think about it. VOTE!

Welcome home, snow birds.
Cordially, Ralph Herz



PATRICK JAIMEZ

786-277-SELL (7355) Direct
305-459-5019 Office Direct
patrickjaimez@bellsouth.net

FEATURED PROPERTIES

Jade Beach - \$1,200,000

17001 Collins Av Unit 4104. 3 BED 3.5 BATH

Amazing unit with magnificent ocean, city and Intracoastal views from the 41st floor.

Bay Harbor Towers - \$172,000

10143 E Bay Harbor Dr Unit 9B. 2 BED 2 BATH.

Incredible Bayfront Mimo Condo with water views, updated & dockage.

Island Pointe - \$329,000.

10350 W Bay Harbor Dr Unit 2C 2 BED 2 BATH.

Panoramic water views from every window in this stunning unit.

Highly Upgraded and ready for immediate occupancy.

JUST SOLD

Trump Towers III - \$1,250,000.

15811 Collins Ave PH 4302, BED 3 BATH 3

Gorgeous Penthouse surrounded by panoramic views of the Atlantic Ocean and the Intracoastal Waterway. The very best amenities the world has to offer.

- **Realtor Consultant**
- **Certified Short Sale Specialist**
- **Fluent in Spanish and Portuguese**
- **Hablo Español / Falo Portugues**
- **All of my listings are exposed to over 18 million potential buyers on over 350 websites in 14 languages daily**
- **I SELL CONDOS FAST!**

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



Coldwell Banker Residential Real Estate

20803 Biscayne Blvd, Ste 102

Aventura FL, 33180

Direct Line: 305-459-5019

www.floridamoves.com/patrick.jaimez

MEDICARE PLANS & HEALTHCARE OPTIONS

Turning 65 and confused about Medicare? Get a **FREE TRAINING!**

Compare Medicare Advantage & Medicare Supplement Plans in **ONE STOP.**

Get a healthcare plan that accepts **PRE-EXISTING** conditions & lower Premiums.

Call me today for a **Consultation!**



Toll free:
1-877-849-2220
Website: joinagent.com
(Type joinagent.com only on your web browser)
Adriana Ramirez,
Licensed Agent
Personalized Broker Services
Broward & Miami-Dade

Dr Charlton L. Adler

Diplomate, American Board of Podiatric Surgery

Diplomate, American Board of Orthopedic Surgery and Primary Podiatric Medicine

Certified Wound Care Specialist

20305 Biscayne Blvd.
Aventura, FL 33180
P. 305-935-3999
F. 305-936-8231



On staff at area hospitals and wound care centers

Medicine and Surgery
Leg and Foot

Specializing in non-healing wounds and limb salvage

NURSECORE

PRIVATE DUTY - HOME CARE SPECIALISTS

Registered Nurses, Licensed Practical Nurses, Physical Therapists, Certified Aides, Companions & Homemakers

Companionship • Escort Driving • Appointments • Errands • Laundry • Cooking • Housekeeping • Respite
Pain Management • IV Therapy • Tube Feedings • Physical Therapy • Medication & Disease Management

SERVICE YOU CAN TRUST

- Fully Licensed Home Health Agency with *over 25 years serving the community*
- Managed by local Registered Nurses
- Staff selection is based on skills, experience, references & strict background screening
- Bonded and insured by Professional Liability & Workers Compensation Insurance

INCLUDED:

- Physical Assessment
- Home Safety Evaluation
- Medication Evaluation
- All Insurance Documentation
- On-Call Registered Nurse
- Award Winning Customer Service
- Customized/Individualized Plan of Care

PRIVATE PAY AND ALL MAJOR LONG TERM CARE & WORKMAN'S COMPENSATION INSURANCE ACCEPTED

Whatever your special needs or condition may be, it is nice to know that you can call on a team of honest, caring and highly skilled individuals at a moment's notice. NurseCore's Registered Nurses stand ready to provide you and your loved ones with individualized care in the privacy and comfort of your own home.

PLEASE CALL FOR AN OBLIGATION

FREE CONSULTATION 24 hrs/Day, 7 Days/wk

305-418-4005

the heart of healthcare

HHA # 20784096

Published monthly at no cost for the Plaza of Bal Harbour by Coastal Group Publications, Inc.
Contact CGP at T: (305) 981-3503 F: (305) 893-4818
to advertise in one of our newsletters or to get a free newsletter for your property.

Halloween Safety October 31

Careful thought and planning may go into a child's Halloween costume, but the excitement of the night can cause children to forget to be careful on the streets. Both children and adults need to give real attention to safety on this annual day of make-believe. And with a little extra thought and planning, we can make sure that all children have fun and safe outings on Halloween.

MOTORISTS

- Watch for children darting out from between parked cars, on roadways, medians and curbs.
- Enter and exit driveways and alleys carefully.
- If you are driving children, be sure they exit on the curbside, away from traffic.
- Do not wear your mask while driving.

BEFORE THEY GO OUT

Before children start out on their "trick or treat" rounds, parents should make sure that:

- An adult will supervise the outing for children under 12.
- Children travel only in familiar areas and along an established route and know to stop only at houses or apartment buildings that are well lit and never to enter a stranger's home.
- Each child has change for a phone call in case they have a problem.
- A return time has been established.
- Youngsters understand not to eat any treat until you have inspected it.
- Plan and discuss the route trick-or-treaters intend to follow. Know the names of older children's companions.

- Review all appropriate trick-or-treat safety precautions.

COSTUME DESIGN

- Only fire-retardant materials should be used for costumes.
- Costumes should not be so long that they are a tripping hazard.
- Outfits should be made with light-colored materials. Strips of reflective tape should be used to make children even more visible.
- For those under the age of 12, attach their names, addresses and phone #'s.

FACE DESIGN

- Masks can obstruct a child's vision. Facial make-up is safer and more colorful.
- When buying special Halloween

Continued on page 3

CITYWORKS
CONSTRUCTION LLC.
 1662 N.E. 205TH STREET
 MIAMI, FL 33179
 T: (305) 249-5885 • F: (305)249-5886
 CITYWORKS@BELLSOUTH.NET

**We Offer Interior Renovations from A-Z
 Interior Design Option Available.**

We are fully licensed & insured & have **10 years**
 of construction experience in South Florida.

License CGC#1515251


www.CityworksConstruction.com

FREE ESTIMATES
 Hablamos Español

Condo Managers • Tenants • Kitchens
 Plumbing • Electrical • A/C • Drywall • Bathrooms
 Flooring • Painting • among others



“Imperial Club
 showed me a
 new way
 to live”




Independent, Independent Plus, & Assisted Living

- * Three Meals Daily
- * Weekly Housekeeping
- * Scheduled Transportation
- * 24-Hour Staffing
- * Wellness Center: On-site Doctors & Rehab
- * Studio, 1BD, 2BD

Waiting for your condo to sell? No problem..We can help!

Let us sponsor your condo special event or board meeting! We can provide free catering, prizes & more! Call Spring Strong, Executive Director.

2751 Northeast 183rd Street, Aventura, FL
www.imperial-living.com

 **IMPERIAL CLUB**
 (305) 935- 1801 AL#9900

Halloween Safety (cont. from page 2)

makeup, check for packages containing ingredients that are labeled "Made with U.S. Approved Color Additives," "Laboratory Tested," "Meets Federal Standards for Cosmetics," or "Non-Toxic." Follow manufacturer's instruction for application.

- If masks are worn, they should have nose and mouth openings and large eyeholes.

ACCESSORIES

- Knives, swords and other accessories should be made from cardboard or flexible materials.
- Bags or sacks carried by youngsters should be light-colored or trimmed with retro-reflective tape.
- Carrying flashlights will help children see better.

ON THE WAY

Children should understand and follow these rules:

- Do not enter homes without adult supervision.
- Walk from house to house. Do not run. Do not cross yards and lawns where unseen objects can present tripping hazards.
- Walk on sidewalks, not in the street or on the left side of the road, facing traffic, if there are no sidewalks.



TREATS

To ensure a safe and enjoyable trick-or-treat outing for children, parents are urged to:

- Give children an early meal before going out.
- Insist that treats be brought home for inspection before anything is eaten.
- Wash fruit, and slice it into small pieces.
- Report to the police anything that appears suspicious about treats.
- When in doubt, throw it out.



Always Classic Care
 Nurse Registry
 of Broward County
 Also Serving the Miami Dade Area

QUALITY CARE
 DOESN'T HAVE TO COST MORE.

- ✕ One hour to 24 hours
- ✕ Certified Nurse assistant/
Home Health aides
- ✕ Accepting long term care insurance
(We do all the paper work)
- ✕ Private pay
- ✕ Se habla Español



New Clients - with this ad

- Minimum 4 hours daily service
- Good after one month of continuous service

Toward insurance deductible or hourly services



Broward 954-744-8405
Dade 305-403-2622

NR#302-11508, NR#302-11301

Don't Forget...Spring forward...FALL BACK...

Beginning in 2007, Daylight Saving Time is 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 AM on Sunday, November 6, 2011.

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.



Condominium Master Policy
10%-15% Savings
Condo Unit Owner HO-6 (W.Wind)
 Auto • Business • Medical

INSURANCE
 For Review Call
 George Zein
 (954) 454-9599
 www.floridainsurance.ws

Since 1988

Insurance Loss Public Adjusters Corp.

WATER DAMAGES?? FIRE??
Call Insurance Loss Public Adjusters

Office #: 954-791-6003
 Cell #: 954-914-6918
 License & Bonded
 License # E069831

FREE consultation

Our Fees are 10%

This is a solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.



Here for You...24/7

Caregiver Services Inc. (CSI) is Florida's largest registry of skilled and compassionate caregivers enabling persons of all ages to maintain independence at home and ensuring your peace of mind.



Lic#NR3002096

Whether the need is for assistance with meal preparation, shopping, transportation and maintaining independence at home, or skilled nursing services, **CSI refers reliable, trustworthy and experienced caregivers.**

- Homecoming program
- Safety assessments
- Respite care
- RN, LPN, CNA, HHA
- Transportation
- Companions, sitters, homemakers
- Live-in care
- Private duty care
- Bath visits
- Nursing staff relief for hospice, hospital & long term care facilities
- One-hour visits to 24hr Live-in care



- Coupon for \$150 applied to your deductible or out of pocket expense.
- One Time Only Use, not to be exchanged for cash
- First Time Clients Only
- Return this portion with your first invoice
- Discount Code: CG

Call today for a consultation with CSI's in-home care specialists!

305-364-5911 or 877-227-3448 www.csicaregiver.com

Veterans Day



Many Americans mistakenly believe that Veterans Day is the day America sets aside to honor American military personnel who died in battle or as a result of wounds sustained from combat.

That's not quite true. Memorial Day is the day set aside to honor America's war dead. Veterans Day, on the other hand, honors ALL American veterans, both living and dead. In fact, Veterans Day is largely intended to thank LIVING veterans for dedicated and loyal service to their country. November 11th of each year is the day that we ensure veterans know that we deeply appreciate the sacrifices they have made in their lives to keep our country free.

KITCHEN & BATHROOM REMODELING

specializing in condo and apartment interiors

Painting & Services Unlimited

Jeff Diamond & Anthony Lasorsa
Lic. CC#94B500437 • CGC031497
Lasorsa Enterprises, Inc.
Licensed & Insured General Contractor

305-865-9005

"Your Experienced Handyman"

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops

40 YEAR BUILDING CERTIFICATION SERVICE

- New Ceilings
- Popcorn Ceiling Removal
- Smooth Ceilings
- Ceramic Tile & Marble Installed
- Framing, Drywall & Finishes
- Plumbing & Electrical Service
- Mechanical Service
- Doors / Windows
- Mirror Installation

visit our website: www.enhanceyourhomenow.com

EST. 1980

- Design & Management Services
- Custom Kitchens + Bathrooms **OUR SPECIALTY**
 - No Job Too Small
 - Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential

15% Off
complete kitchen
or bathroom
remodeling

10% OFF
Any Service
Valid With Coupon. Not To
Be Combined With Other
Offers. Exp 11/30/2011



Got Property Damage? Filing an Insurance Claim?

CALL US BEFORE YOU FILE!

The insurance company sends their own adjuster...
YOU need representation to maximize your claim!

- THOUSANDS OF SATISFIED CLIENTS NATIONWIDE
- EXPERIENCED ADJUSTERS
- MILLIONS IN RECOVERED SETTLEMENTS
- ATTORNEY, MEDIATOR AND GC ON STAFF

Commercial • Residential • Business Loss of Income • Re-Open Old Claims

stellar public adjusting services



Call 305.396.9110 today for a free consultation

Professional Insurance Claim Representation

email: Info@StellarAdjusting.com • Fax: 305.873.8719
2450 NE Miami Gardens Drive, Suite 100, Miami FL 33180
www.StellarAdjusting.com • Lic. No. P172812

Certified Occupational and Physical Therapist

Personal Training • Back Pain • Poor Balance
Weakness • Memory • Massage • Coordination

Ultrasound & Electric Stimulation
Cardiac Rehabilitation

FREE Therapy for Medicare Recipients

IN YOUR HOME

NO CO-PAY

Call Brian Caitis @ 954-328-1505



WIG STUDIO

Where Service & Quality Count

- Designer synthetic wigs
- Natural hair wigs (avail)
- Hairloss patients
- Service/Repair \$35 & up

- Prices to match all budgets
- Se habla Español

\$15 OFF
Wig
Purchase
w/ad exp. 12/11



Tuesday - Saturday
11am-6:30 pm

305-937-0079

Promenade Shops
20475 Biscayne Blvd



Maggie Vega, Sales Manager

3133 SW 25th Street • Pembroke Park, Fl. 33009
Office: (954) 964-1441 • Cell: (954) 558-1360

We specialize in the most dependable impact sliding glass doors in today's market . With over 20 years of serving our community, meanwhile keeping in mind that quality and professionalism are the key to our success.

Our doors will give you a feeling of satisfaction every step of the way by:

- ◇ Peace of Mind
- ◇ Energy Efficient
- ◇ Enhances the Value of Your Investment
- ◇ Noise Reduction
- ◇ Security
- ◇ Hurricane Protection

Don't wait call today for a FREE ESTIMATE; you will be glad you did.

Over 650 Units Sold in Career Sales... Why Not Hire The Best?

Office: 305.779.6205
Sabeto: 305.302.3173
Diana: 305.409.7622
Fax: 305.538.7018
DianaSemel@Keyes.com

Sabeto Garazi, C.R.S.
Broker-Vice President
Diana Garazi Semel, P.A.
Realtor - Associate
Father & Daughter Team



690 Lincoln Rd. # 300
Miami Beach, FL 33139

Florida's Real Estate Leader Since 1926



Epic Cleaning Services

"We Will Exceed Your Expectations"
Professional, Residential & Commercial Detail Cleaning

SERVICES AVAILABLE

- Weekly, Bi-weekly, Monthly
- Before/After Party Cleaning
- Marble & Hardwood Floors
- Maintenance Cleaning
- 24 Hr Emergency Service
- Rental Property Cleaning
- Laundry
- Move in/Move Out
- Window Cleaning
- Groceries
- Sidewalk & Driveway Pressure Cleaning
- Licensed & Insured



Phone: 954.553.2401 • www.EpicCleaningMiami.com

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE ANY BRAND, ANY STYLE

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF ALL Roman & Solar Shades

VERTICALS REPAIRED & CLEANED

REPAIRS

MOTORIZED SPECIALIST

SHADES REPAIRED & CLEANED



305-469-8162 WE SHOW UP! 25 Years in Biz

Was your property damaged by Fire, Mold, Water Leaks, Broken Pipes, Wind or HURRICANE?
You need to have your own Adjuster representing you.

The Insurance Company sends their adjuster.

RELIABLE INSURANCE CONSULTING will represent You!
GET THE MOST \$\$\$\$ FOR YOUR CLAIM!

e-mail: info@reliableinsconsulting.com
RELIABLE INSURANCE CONSULTING
in Dade & Broward counties wants to be your adjuster

Call: 561-251-4448

LIC # P173385



You have the right to be 100% satisfied with the Home Health Care you receive

"We guarantee that we will be sensitive to your needs while respecting your pride and independence. Please call us."



Mirella Salem, President

All Accessible caregivers must pledge to uphold our "Caregivers Ten Commandments"

Investigated, Trained & Experienced Caregivers

Home Health Aides Medication Reminders

Transportation Bathing and Dressing

Personal Hygiene Meal Preparation



"We Accept, File & Collect from Most Insurance Carriers"

Accessible Home Health Care **305-627-3103**

"We Guarantee Compassionate Care" www.AccessibleAventura.com

Serving North Dade County

License # 299993833