



TALK OF THE TOWERS

Volume 4 Issue 1

June 2011

**Tower 41
Condominium Association**
4101 Pine Tree Drive
Miami Beach, Florida 33140

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Hurricane Season

The hurricane season is here (June 1 – November 30). If you are leaving your apartment for the summer please remove ALL property from your balcony.



If you are in your apartment and hear a hurricane warning immediately remove all property from your balcony.

Most hurricane damage to the building is caused by property being blown off the balcony into sliding glass doors.

Smoke Detectors

The city ordinances mandatory inspection of all smoke detectors and apartment exit doors is now taking place. The city requires that we perform this mandatory inspection. If access to your unit is not granted the city will charge the unit owner with a violation. It is urgent that you provide access to your unit for this mandatory inspection.



Tower 41 Newsletter

If you have anything special you would like to share with the residents of the Tower 41 Condominium, please let the manager know by the last day of each month so we can include it in the following month's newsletter.











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The idea of Father's Day was conceived slightly more than a century ago by Sonora Dodd of Spokane, Wash., while she listened to a Mother's Day sermon in 1909. Dodd wanted a special day to honor her father, William Smart, a widowed Civil War veteran who was left to raise his six children on a farm. A day in June was chosen for the first Father's Day celebration — 101 years ago, June 19, 1910, proclaimed by Spokane's

mayor because it was the month of Smart's birth. The first presidential proclamation honoring fathers was issued in 1966 when President Lyndon Johnson designated the third Sunday in June as Father's Day. Father's Day has been celebrated annually since 1972 when President Richard Nixon signed the public law that made it permanent.



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Cheese Cake Recipe

INGREDIENTS

Crust

- 2 cups graham cracker crumbs (32 squares)
- ½ cup margarine or butter, melted

Filling

- 3 eggs
- 2 (8-oz.) pkg. cream cheese, softened
- 1 cup sugar
- ¼ teaspoon salt
- 2 teaspoons vanilla
- 3 cups sour cream

DIRECTIONS

- Heat oven to 350°F. In medium bowl, combine crust ingredients; mix well. Press mixture in bottom and 1 1/2 inches up sides of ungreased

10-inch spring form pan or in two ungreased 8-inch round cake pans.

- In large bowl, beat eggs. Add cream cheese, sugar, salt and vanilla; beat until smooth. Add sour cream; blend well. Pour into crust-lined pan.
- Bake at 350°F. for 60 to 70 minutes for a springform pan or until edges are set or 375° for 25 to 30 minutes for two round cake pans or until edges are set; center of cheesecake will be soft. Cool in pan 15 minutes. Carefully remove sides of pan. Cool 2 hours or until completely cooled. Store in refrigerator.

Bringing Up Father

When I was a boy of 14,
my father was so ignorant
I could hardly stand to have
the old man around.

But when I got to be 21,
I was astonished at how much
the old man had learned in 7 years.

-Mark Twain

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Helping Communities Move Beyond the Letter of the Law

Florida's community associations have become increasingly regulated over the past decade; our Condominium Act alone contains close to 70,000 words. Unlike other types of real property owners, association members are forced to monitor and incorporate annual changes to dense pages of statutes, rules and local regulations. As a result, associations benefit greatly from professionals who can help them navigate these murky and often shark-filled waters. **Why go it alone? Let Katzman Garfinkel & Berger do the heavy lifting.** KG&B not only provides expert legal advice and services to its clients, but offers guidance, education and an avenue for clients to proactively shape the laws that will impact them.

Resources – As part of the KG&B Guidebook Series, each year KG&B publishes a guidebook on the recently passed community association law(s) which provides not just a description of the statutory changes but a thorough analysis of what they mean for residents, board members and managers. KG&B and its Community Advocacy Network (CAN) also produce a variety of educational materials for board members and CAMs who want to learn more about association elections, rule enforcement, financial management, fraud detection as well as other topics.

Classes – Clients and CAN members also are able to attend KG&B's classes and events which include our popular Board Member Boot Camp® series, Board Member Certification courses, CAM Legal Updates and KG&B's Disaster Preparedness and Recovery Seminars among others.

Advocacy – Experience has taught that each year virtually guarantees the passage of a large community association bill, as well as other bills that can greatly impact association residents' pocketbooks and quality of life. It is important not to idly stand on the sidelines. KG&B's advocacy group, the Community Advocacy Network (CAN), works to educate our clients on legislative changes and makes it easy for them to get involved and speak directly with public policy on issues of importance to their communities.



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