



Mar Del Plata
Condominium Assoc., Inc.
 6423 Collins Avenue
 Miami Beach, Florida 33141
<http://mardelplatamiamibeach.com>

ASSOCIATION OFFICERS

President..... Leslie Cortina
Vice Pres. Kathleen Celano
Treasurer Guillermo Rodriguez
Secretary.....Ernesto Marcos
Director Joseph Gehegan

PROPERTY STAFF

Manager..... Nelson Borroto
mardelplatacondominium@gmail.com
Asst. Manager..... Jorge Muñoz
mardelplatajorge@gmail.com
Front Desk.....
frontdesk6423@gmail.com
Asst. Engineer Ivan Esteves

IMPORTANT NUMBERS

Office.....305-864-3232
Fax305-861-1011
Front Desk.....305-865-5641

OFFICE HOURS

Monday-Friday ...7:30 AM - 4:30 PM



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LETTER FROM THE PRESIDENT

Dear Neighbors,

Hope you had a wonderful month of July. I am back from our wonderful family reunion. Humberto and I have six children and 9 grandchildren. In total we are 23 and next year we will be 24! We live in 4 different states and to see all under one roof was fabulous!

I know that many of you also enjoyed family reunions. And now, we are getting ready for “back-to-school” and back to business.

Proxy:

We had an amazing response to the recent Proxy. For an item to pass, we must receive approval by 75% of the ownership, or 113 votes. Here is a summary of the result of your votes:

Proxy Item description	Total	Yes	No	Result
1. Should Section 4.6(b) of the Association’s Declaration of Condominium be amended to remove reference to the patio deck adjacent to Unit 301 as being a limited common element in order to be in compliance with the requirements and safeguards of the South Florida Building Code.	133	131	1	87% Approved, Passed
2. Should Section 9.1(a) of the Association’s By-Laws, entitled “Acceptable pets” be amended to include a weight restriction on small pets to twenty (20) pounds or less. The Board of Directors may consider, on a case by case basis, allowing two (2) dogs per unit so long as the total combined weight of the two (2) dogs does not exceed twenty 20 pounds.	133	114	17	75% Approved. Passed
3. Should the lower front side of the building be painted white to match the porte-cochere area and the white and gray marble rock on the walls (“Project”) as recommended by the Beautification Committee and as depicted in the photographs attached to the proxy.	133	131	2	87% Approved. Passed

President (cont. from page 1)

The proxies are maintained in the Management office and you may see them under the supervision of the Manager.

Non-Compliance with Rules and Regulations:

In the June newsletter, I mentioned that we have become aware of certain non-compliances with our Rules and Regulations, and at that time listed some events of non-compliance. I regret to mention that during the month of July we noticed additional events of non-compliance, which I list below:

I would like to impose on you the importance of complying with the Rules and Regulations. It is important to acknowledge that our association is composed of 151 owners, which means that we individually own only 1/151th or **.7% of the common areas of this building.** That is less than 1%. Therefore, the Condominium Documents and the Rules and Regulations are made to make sure that we all live happy and content in our home.

Following are some areas of non-compliance that we have noticed:

- All resident pets must be registered with the Management Office.
- Your guests are never allowed to bring their own pets into our building. Even service animals must be vetted before they are allowed in the building or they must show appropriate documentation.
- Only the service elevator shall be used in transporting pets in and out of the building. Pets are not permitted in the lobby elevators, except when the service elevator is out of service or restricted.
- Pest must always be on a leash when they are out of the owner's unit.
- Pets are not allowed in the lobby area, the gymnasium, the card room, the pool and pool area, or the penthouse.
- Pets are not allowed to walk on the carpet of the hallways or on the lobby. It is required for the owners to either carry their pets or carry them in a doggy stroller when taking them outside of their unit.
- Pets are not allowed to be curbed within the building. The BBQ area is not a dog potty. You must curve your dog outside of the building grounds.

- Absolutely no animal is to be fed within the common areas of the building. We have noticed that the wild cats that jump the fence are sometimes fed within our property. This is not allowed. If you want to feed these wild cats, you must feed them outside of our building grounds and must comply with the applicable city ordinances.

Please read and be familiar with the Rules and Regulations to avoid being fined for violations. Our attorneys have reviewed our Violations and Fines section of the Rules and Regulations and the same will become effective for issues of non-compliance committed on August 1, 2019 and thereafter. A copy of this revision has been made available to you.

Continued on page 3

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President (cont. from page 2)

Entertainment and Welcoming Committee

Remember our Yoga classes are scheduled for Thursdays at 4:30 p.m. at the Penthouse Club.

August						
Su	Mo	Tu	We	Th	Fr	Sa
					2	3
4	5	6	7		9	10
11	12	13	14		16	17
18	19	20	21		23	24
25	26	27	28		30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4		6	7
8	9	10	11		13	14
15	16	17	18		20	21
22	23	24	25		27	28
29	30					

Remember to check for updated notices and more detailed information on these events as they come up. You can also post your comments and questions on the bulletin Board and Nelson will make sure that your comment is forwarded to the proper individual.

Leslie Cortina



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