



**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

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**IMPORTANT NUMBERS**

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**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,

This month we celebrate Father’s Day. Here is some interesting information about this Day.

Fatherhood was celebrated in Catholic Europe dating back to the Middle Ages (14<sup>th</sup> or 15<sup>th</sup> century), and it was observed on March 19 as the feast day of Saint Joseph, who is referred to as the fatherly Nutritor Domini (“Nourisher of the Lord”). In Latin America, Father’s Day is still celebrated on March 19.



Father’s Day in United States was not celebrated, outside Catholic customs, before the 20<sup>th</sup> century. In 1915, the Lions Club named Harry C. Meek as the “originator of Father’s Day. Meek made many attempts to promote Father’s Day to make it an official holiday.

Father’s Day has been formally recognized as a vacation in 1972 by President Nixon.

**Happy Father’s Day to all!!**

**Proxy:**

You should have received in your mail a proxy that requires 75% approval of all owners. This proxy addresses three issues:

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.
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.

**Board of Directors explanation:** This amendment is referring to the roof of the Gym and Office Area which in the original Declaration of Condominium document allocated this area to unit 301. During the 40-year recertification, the City of Miami Beach rendered this area not in compliance with the City Building Codes. We need your support in approving this amendment in order to correct the Declaration of Condominium document.

**President (cont. from page 1)**

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.

**Board of Directors explanation:** Please note that there is **no additional cost** to be incurred in the implementation of this amendment.

**Non-Compliance with By-Laws:**

The By-Laws were recently updated and revised, and the Administration and the Board of Directors have noticed that there has been occasional non-compliance with some sections of the By-Laws. I would like to impose on all of you the importance of complying with the By-Laws. Please read and be familiar with the By-Laws to avoid imposing fines for violations. Following are some areas of non-compliance.

- Pets are always to be carried until they are outside the

building on a leash when taken to and from the building including when traveling in the service elevator.

- Pets are never permitted in the front elevators (except when the service elevator is out of service or restricted), lobby area, gymnasium, card room, or penthouse.
- Pets are not allowed to walk on the carpet in the hallways. 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.
- Only the elevator designated by the Management shall be used in transporting pets in and out of the building

**Update on Various Projects:**

The back entrance is being cleaned up and refurbished. The plants being used are the same as the ones in the BBQ area, that have proven to be resistant to the weather and the elements. The remainder area will be done in three phases. The first phase has started and should be done before the

*Continued on page 3*

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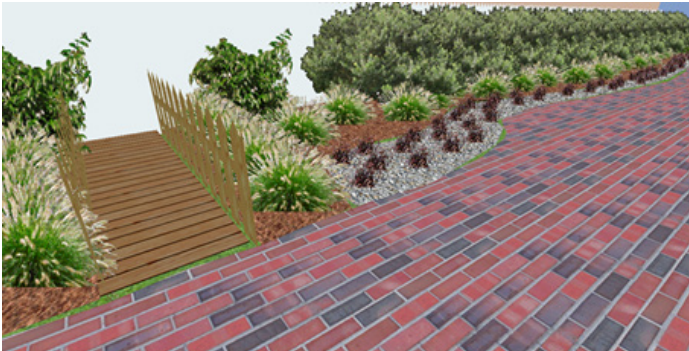
Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

**786-486-9022**

Excellent References  
Resume Available on Request

**President** (cont. from page 2)

end of June. The balance should be completed in July. Here is a rendering of how it will look like once completed. This is being done with our regular maintenance budget.



**Entertainment and Welcoming Committee**

The “Welcome to Summer” event was a success despite the inclement weather. Over 150 plates of Paella Campesina were served on Saturday, and the Friday dance was a lot of fun

On the 17<sup>th</sup> of July is the next Board of Directors meeting and at that time we will report the results of the Proxy.

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

June							July						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	Sun	Sun	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	Board of Directors	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
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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★ ★ ★

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