



Mar Del Plata
Condominium Assoc., Inc.
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<http://mardelplatamiamibeach.com>

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FROM THE PRESIDENT

Hello everyone!

The i's and t's have been respectively dotted and crossed. We're ready for the concrete work to begin. National Concrete has informed us that they are prepared to start in late April or early May. Let's just call it May 1. The scope of this upcoming project goes beyond just the concrete work. Other maintenance issues need to be addressed, along with equipment that must be replaced to maintain the demanding operations of our building. Most of us purchased our homes in Mar del Plata to take advantage of beach living. Still, while the sea, sun, and sand are our friends, saltwater and air's corrosive effects are not. These elements rust everything in sight. Ergo the continual replacement and upgrading of materials and equipment plus dealing with the ever-increasing spiral of costs—there is little choice to do otherwise.

Within the next few weeks, a Board Meeting will be held to review the outlays in the aggregate and individual per-unit assessment. Management will send out a notice to confirm the exact date of the meeting.

Much of the work will proceed in the parking garages and pool deck. As a result, it will be necessary to drain and shut the pool down before starting. There is a silver lining, however. We signed a one-year trial agreement with Esteban's Place (the beach chair folks) tentatively commencing around the first of June, contingent on the completion date of the sand replenishment project.

There is no required cost to residents unless you rent the chairs and umbrellas directly. Fees are \$5.00 per lounge chair and \$8.00 per umbrella. Service shall be provided seven (7) days a week, three-hundred sixty-five (365) days a year, from 9:00 am to 5:00 pm in the winter months, and 9:00 am to 6:00 pm in the summer. And as I said, it's on a trial basis; therefore, if you're either happy or unhappy with the service, make it known so you can all decide whether or not to continue this amenity.

Happy Trails all!



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CPSC recommends consumers test each smoke alarm every month to ensure it is working properly. Even alarms with long-life batteries should undergo a short monthly testing. A home should have a smoke detector on each level outside sleeping areas and inside bedrooms.

Proper installation of your smoke detectors and a quick check each month can mean the difference between safety and a tragedy. Don't delay to check your detectors and make a note on your calendar to check them again each month.



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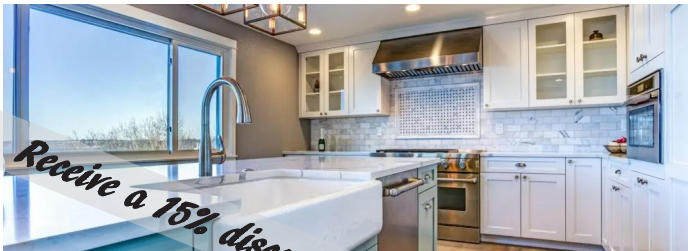
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