

The Commodore

3430 Galt Ocean Drive, Fort Lauderdale, Fl. 33308

<http://www.commodorecondominium.com>

The Commodore Condominium Newsletter ☀ July 2009 Volume 1 Issue 1

President's Message

Light at the end of the Tunnel:

Yes, we are starting to see some light at the end of the tunnel and it is not an on-coming train.....in fact it is the Commodore's major concrete, balcony and paint restoration project coming close to completion! The project started in May 2008 and is now scheduled to be completed by the end of September 2009, weather permitting.

The 7 south balconies have now been opened and 7 east should be opened by the middle of July. PH 2 and 3 terraces should also be re-opened by the end of June. Balcony railings for stacks 8 and 9 are currently being installed and those balconies should be opened by the end of July. The pool and pool deck should be re-opened by early July, with access continuing to be from the east garage stairs.

PH1 and stacks 10, 11 and 12 are in various stages of advancement and we expect all balconies and terraces to be re-opened by the end of September 2009, starting with stack 10 and ending with stack 12 and PH1.

Stay tuned for future updates and let's all keep our fingers crossed for continued good weather!

Andre Muchantef

YOU ARE NOT ALONE

You live in a high-rise building constructed of concrete and plaster. Please remember you do not live alone. You are a member of a community. It is amazing the way noise travels through the building. Any noise made music or TV or other activities not only occur in your unit but are most likely being shared by your neighbors. That is not only the neighbors on each side of you but the people above and below you. Sometimes depending on the type of noise, neighbors several floors above or below you!

Please be considerate and mindful of your neighbors in all that you do while in your apartment. Also remodeling and repairs are to be done only between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday and from 8:30 A.M. to Noon on Saturday. All construction work is prohibited on Sundays and Holidays.

Tom Isabel

Treasurer's Message

Through May 31st we have spent \$42,000 less than our income. Legal fees, plumbing repairs and water-sewer bills are higher than expected but savings on insurance, payroll, building repairs and gas have more than made up the difference. Our reserve fund is doing fine at \$267,000; easily enough to cover the new roof after the balconies are finished. The only dark spot in this rosy picture is our delinquencies. At the moment we have eight owners with the attorney owing us approximately \$40,000, mostly for the special assessment. We will recover some of this but it will take a while. But we are fortunate compared to many buildings, a few of which I read in the paper are closing their pools to save money. Now that's an idea!

Preston Claridge

Concrete Restoration Project Report

The following work has been undertaken:

- Stacks 1 to 6 balconies and stack 7 South balconies are done
- Concrete was poured and railings are being installed on stack 7 east balconies.
- Spraying of Decks on stacks 8, 9 and PH2 and PH3 balconies were done.
- Wall painting between stack South Exit and Stack 7 done.
- Concrete repair done on stack South Exit balconies.
- Concrete repair started on stacks 10, 11 balconies.
- Balcony balustrades and tiles have been removed on Stack 12 balconies.

Stack sequence and tentative schedule is now:

<u>Stack</u>	<u>Start Date</u>	<u>End Date</u>
01 to 06	Done	
07 (South)	Done	
07 (East))	Sep 15, 2008	Jul 13, 2009
08	Jan 28, 2009	Jul 17, 2009
09	Jan 28, 2009	Jul 17, 2009
PH 2 & 3	Jan 28, 2009	Jul 17, 2009
EXIT (South)	Jan 28, 2009	Jul 17, 2009
10	Feb 09, 2009	Aug 17, 2009
11	Mar 02, 2009	Sep 10, 2009
12	Mar 09, 2009	Sep 30, 2009
PH 1	Sep 22, 2008	Sep 30, 2009

The swimming pool is open, but its access will still be through the garage. The South parking deck will remain closed until completion of the project. Above dates are approximate. Further updates will be provided as the project advances.

Richard Bazerghi

The Organization

BOARD OF GOVERNORS

President	Andre Muchantef
V. President	John Wigzell
Treasurer	Preston Claridge
Secretary	Thomas Isabel
Governor	Richard M. Bazerghi
Governor	Marie L. LaForte
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General Manager	Ted Rogers
Admin. Assistant	Rex White

COMMODORE CONDOMINIUM ASSOCIATION, INC.

3430 GALT OCEAN DRIVE
FORT LAUDERDALE, FL 33308

Phone: 954-565-9411

Fax: 954-565-9412

E-mail: commodorecondo@msn.com

The Commodore Website

Our Newsletter is available online!



Please visit The Commodore Website at

<http://www.commodorecondominium.com>

Courtesy of Marie LaForte



RIP CURRENTS

Remember...Rip Currents are always dangerous. Please use caution if you go in the ocean...especially on windy days. For beach conditions, please call 954-828-4597



GALT MILE LIBRARY

Broward County is threatening to close the Galt Ocean Mile Library/Reading Center, blaming reduced budget revenues in 2009. A decision will be made in September by the nine county commissioners— and we need to tell them **DON'T CLOSE OUR LIBRARY.**

Visit www.galtmile.com and send an email to all the county commissioners.



Reminders

• Shopping Carts

Frustrated, annoyed or upset when you can't find a shopping cart in the garage for your groceries? This can be avoided if we all bring our carts back to the garage after using them.

HAVE A HEART



RETURN YOUR CART

Please return your shopping cart to the garage security area after using it.

• Elevators

The elevators' mechanism is computerized. Every time the doors are held open by hand, you are contributing to the shut down of the system which leads to costly repairs.

• Balconies

Remember to secure all furniture and items on your balcony at all times. Please remove all furniture and items from the balcony before you leave town.

HURRICANE REMINDERS

At the beginning of each hurricane season, the Sun-Sentinel newspaper and the City of Fort Lauderdale publish comprehensive guides on what to do before and after a storm.

These guides can be accessed through their websites and copies are usually available for pickup at Winn-Dixie

The Commodore has its own detailed contingency plan that is triggered once a Hurricane Watch has been declared but newer residents and guests who have not previously experienced a hurricane need to be aware of the following building-specific actions that could impact normal activities.

1. Commodore staff will not be available to close shutters or remove items from balconies before a storm strikes nor to re-open or return them once it has passed.
2. All staff must be and will be sent home as soon as a Hurricane Warning has been declared.
3. Incoming phone calls to the Commodore switchboard will not be answered until after the storm has passed.
4. The passenger elevators will be switched off at an early stage. The service elevator may have to be switched off subsequently if conditions deteriorate. (This is of particular importance to those residing on upper floors).
5. The Commodore will nominate an on-scene coordinator based upon timing and availability. This will usually be the Manager or a Board member-in-residence.
6. It is recommended that each floor designate a 'floor captain' to communicate to the coordinator and respond to serious localized issues such as window or door failures within units – building and City resources will not be available until well after the storm has passed.

John Wigzell

LANDSCAPE PROGRESS ON GALT OCEAN DRIVE

At the June meeting of the Galt Mile Presidents Assn., I asked Pio Ieracci, President, to join me in an inspection of the entire Galt Ocean Drive from the Galt monument on the south to the Plaza East Condo on the north. I wanted to point out the problems that still persist along the Galt's public areas. When Pio agreed, I subsequently asked Commissioner Bruce Roberts to join us on Monday, June 22, along with Brian Hopper, Park Operations Superintendent, Mark Almy, Beach Foreman and two Commodore residents: Bill Fleckenstein (photographer) and Jack J. Friedman (Commodore representative at meetings of the Galt Mile President's Assn.)

While great progress has been made in sprucing up Galt Ocean Drive since I first discussed its shortcomings with city authorities last year, problems still persist. These were documented in a six page brochure of photos of the entire Galt taken by Bill Fleckenstein this spring. The pictures demonstrate that there are dead trees to be replaced, many top heavy trees in need of pruning, large bald spots among various stretches of ground cover, and many palm trees whose dead fronds and/or coconuts are begging to be trimmed.

In addition, there is sidewalk deterioration in various places, poor drainage in the area around the hotels, and a shortage of trash containers (many of which are corroded or damaged) all along the Galt.

The Commissioner and the Parks personnel who joined us were very supportive and promised to address the problems verified by their own inspection.

Additionally, at our request, the city will reassign Maria Torres, Team Leader, back to our area. Maria, who worked for years on the Galt and was a familiar presence to most of us, worked diligently to maintain the Galt's public landscape. We're delighted that she is returning, and very much obliged to Commissioner Roberts, Superintendent Hopper and Foreman Almay for their expressions of support.

Chepo Vega

REAL ESTATE CORNER



UNITS FOR SALE

UNIT #	# OF BDRM	UNIT OWNER	REALTOR AGENT	PHONE	ASKING PRICE
203	1	SICARI	SELF	954-533-6121	\$199,999
306	2	APPLEGATE	REMAX ADVANTAGE PLUS, INC.	561-289-9294	\$399,000
G			GRACE or HELMUT NOETHEN, KARLA SUSSMAN, KRISTA MILLIGAN		
402	2	MOTTLE	EASTSIDE PROPERTIES CONNIE PALERMO	954.560.4622	\$355,000
409	2	HENSLEY	FLORIDA REALTY MNGMT, INC.	954.292.5395	\$350,000
G			LINA BENZAN, LAYNE MEYER, SUSAN STEIN	954.609.7777	
503	1	LYONS	EASTSIDE PROPERTIES CONNIE PALERMO	954.560.4622	\$269,000
604	1	RUSSO	CENTURY 21 HANSON JILL JOHNS	954-290-3433	\$325,000
705	1	VARBERO	McLEAN & JACKSON MARTIN TORPEY	954-325-4325	\$269,900
809	2	AZNAVOUR	FORT LAUDERDALE REALTY DOMINIC FARO / CARMEN	954.563.5340	\$424,900
1011	2	MIZRAHI	SELF	718.415.7377	\$587,000
1105	1	FRONGELLO	COLDWELL BANKER ILEANA JANTZEN	954.695.6904	\$330,000
1404	1	POSZYWAK	KELLER WILLIAMS REALTY PROFES. EVELYN DECEASARE	954.610.3180	\$349,000
1506	2	CROUPPEN	SELF	954.566.5817	\$495,000
G					Furnished
1702	2	RAMPERSAUD	KELLER WILLIAMS REALTY PROFES. EVELYN DECEASARE	954.610.3180	\$415,000

G = GARAGE SPACE / P=PENDING SALE



UNITS FOR LEASE

UNIT #	# OF BDRM	UNIT	REALTOR AGENT	PHONE	ASKING PRICE
908	2	MOSELEY	KELLER WILLIAMS REALTY PROFES. EVELYN DECEASARE	954.610.3180	\$1,900 / MO
G					
1011	2	MIZRAHI	SELF	718.415.7377	\$2,200 / MO.
					Unfurnished

THE COMMODORE CONDOMINIUM RESERVES THE RIGHT OF FIRST REFUSAL
WITH RESPECT TO ALL TRANSACTIONS.

For further information, contact Broker, not owner, except where owner has self listed.