



# Boulevard NEWS

A Newsletter for Unit Owners of Palm Aire Country Club Condominium Association No. 9

February 2021

## BOULEVARD NEWS ROARS BACK

One whole year has passed since the last Boulevard News, published in February 2020. Now we're up and running again.

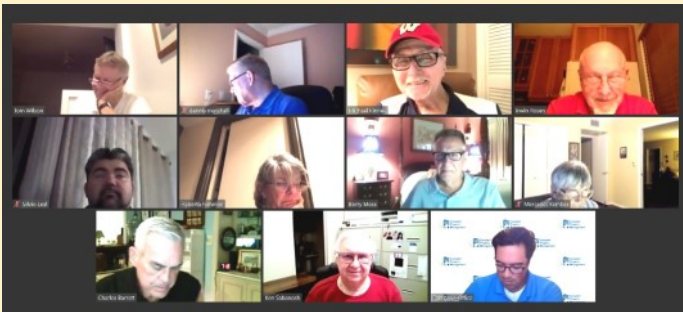
It has been a demanding and sometimes painful year for some. One word and one number sum it up: Covid-19. Minds have been on other things, and many seasonal residents and international visitors cannot come to Palm Aire right now. For that reason, now is a good time for another newsletter.

Throughout Summer and Fall 2020, Condo 9 Board and Campbell Property Management kept things ticking over. During the early uncertain days of the pandemic, there was limited opportunity for major activity or forward planning. Now, there is news to report, as we all hope and anticipate a welcome return to some kind of "normal" in 2021.

### Board Meetings

Starting October 2020, unit owners are able to participate in Board Meetings via Zoom. As a result, some information in this edition may be familiar already to some. For others, this newsletter provides an update on significant progress.

Board Meetings on Zoom are a valuable additional means of communicating with owners. Board Members are visible to us on screen, to the audience, and to each other.



We "attendees" do not appear on screen. We remain "muted" unless we raise a virtual hand and are invited to speak. It is all very civilized – join us next time on Zoom.

## STAY SAFE! STAY WELL!

Condo 9 Board remains committed to helping protect the health and safety of all residents while the pandemic persists.

In particular, residents and visitors are requested to continue masking up and observing social distancing norms when using communal areas and elevators, parking lots, and when visiting the Recreation areas.

Your neighbors thank you for your consideration.



**Wear face mask**

## VILLAINS BEWARE

Condo 9's long-awaited new camera security system is on the way! The Board considered three bids in late 2020 and viewed two Zoom presentations.

The Board has chosen Anthony Lock and Safe to install the new system.

Work has already begun, and installation and commissioning is expected to last several weeks.

**What kind of system is it?** High-resolution HD color cameras will provide surveillance of parking lots, lobbies and side doors. 24-hour cameras will record images for storage on a central server. Images are retained for 28 days for potential inspection – after which they will be permanently wiped.

**Will owners be able to view the images?** No. The system is intended to provide images of illegal or unauthorised activity in communal areas to our management company, and to the police if they request it.

**So, how does this help?** Say a car is broken into at a Condo 9 parking lot. The owner will inform the police and Campbell as usual, and they may wish to view the relevant recordings.

*(continued on page 2)*



Boulevard News provides a snapshot of activities and plans in PACC #9. Every effort is made to ensure accuracy.

Campbell Management can provide definitive information. To contact the Newsletter Editor, email [Condo9Newsletter@comcast.net](mailto:Condo9Newsletter@comcast.net)

*continued from page 1)*

**What about the Villas?** Each villa will have security cameras installed that are connected to individual DVRs in each home (simpler and more cost effective than a centralized system).

**How much will this cost me?** The total installation cost of approx. \$115,000 is already built into our current (2020/2021) maintenance fees, and so there is no additional cost to owners.

**What if it stops working?** The system is state-of-the-art, and faults are flagged up automatically for attention under a service contract.

**Is the system future-proof?** It can be upgraded or extended as technologies develop or additional needs identified. A regular review will determine if tweaks or extra facilities are desirable.

## NEW BLACKTOP

The Board has been reviewing bids to resurface the parking lots in Condo 9.

This is a major project. The Board has now selected a contractor (Rapid), and detailed planning will start in Spring 2021. Work will proceed through the Summer.

Parking lot repair means considerable disruption for residents, not least having to move our cars to different spaces to allow work to proceed. Work will inevitably create a lot of noise and dirt. Some sections of parking lots require substantial reconstruction work before resurfacing. Other sections will need only milling, resurfacing and new striping.

The cost of the project (estimated at \$415,000) is already included in our current budget, and there will be no additional assessment.



## ANNUAL MEETING 2021

Elections to Condo 9 Board, due to take place at the Annual Meeting on February 1, were not required.

There were four vacancies, and only three candidates stood for election. Roberta Fishman, Michael Kinney and Irwin Rosen joined the Board to serve a two-year term. One vacancy is unfilled.

See Page 4 for a list of Board Members.

President Irwin Rosen reported a strong financial position, even after some unexpected expenditures on pool heaters, irrigation pumps and elevators.

## SPARKLING NEW ROOF!

In 2019 work began to replace roofs of all ten villas. Five have received new roofs, and one villa is getting its new roof this month. Six down, four to go.



## 2021/22 BUDGET

When June comes around, we owners will be invited to join the Board for its annual Budget Meeting.

Before then, owners will receive in the mail the 2021/22 proposed budget for our individual associations. The June budget meeting (date to be advised, probably using Zoom) is the chance to understand why our maintenance charge may be going up or down starting next July 1, and ask questions.

Each condo's budget is different, one from the other, because individual budgets are determined by past over- or under-expenditure, as well as future needs. See "Dollars and Cents" in the next column for more details.

## DOLLARS AND CENTS

We sometimes forget that Condo Association #9 is in fact a grouping of nine separately-constituted condo associations along Cypress Blvd. and Cypress Terrace.

Building 93 is a separate association from neighbors 92 and 94. Low-rises at 91 are separate from 95 and 97. Ten villas are grouped into Condo 100.

### ***Palm Aire Country Club Condominium Association 9 (PACC #9)***

Condo 91 – 40 units (two-story)  
Condo 92 – 50 units (five-story)  
Condo 93 – 50 units (five-story)  
Condo 94 – 50 units (five-story)  
Condo 95 – 16 units (two-story)  
Condo 96 – 59 units (five-story)  
Condo 97 – 48 units (two-story)  
Condo 99 – 59 units (five-story)  
Condo 100 – 10 units (villas)

PACC #9 has a total of 382 units.

**Why is this important?** Simply this: each mini-association has its own budget, and that determines if there is enough money to pay for everything.

**Example 1:** a high-rise needs to replace its rotting garbage room doors. The cost is borne by residents of that building, it is not shared out across the whole Condo 9 association.

**Example 2:** a building's dumpster is overfull when the garbage truck comes around. A \$175 surcharge for "over-topping" is charged to the offending building. See also page 3.

**Example 3:** the Board discovers water usage (and therefore cost) is 50% more in one building than in the comparable building next door. High water usage is sometimes linked to malfunctioning toilet tanks. Whatever the cause, residents in the building with higher-than-normal water charges have to foot the bill.

Money down the drain—literally! If we all play our part, we keep costs down.

## DO WE CARE?

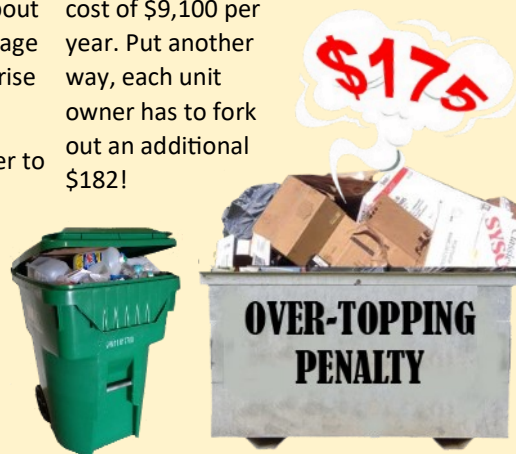
"Owners just don't care!" This comment came up during a Board discussion about "over-topping". That is, allowing garbage in our dumpsters or recycling bins to rise over the top of the container.

It seems that some of us do not bother to break down and flatten our cartons before disposal. So bins overflow.

"Over-topping" is very expensive because the garbage collection company levies a penalty charge of \$175 every time this happens. And it happens all the time.

Say a building with 50 units allows its dumpster to overflow every week.

That's an extra cost of \$9,100 per year. Put another way, each unit owner has to fork out an additional \$182!



## OUT AND ABOUT

If you have not been able to visit Palm Aire for a long time, maybe not since last season, here is good news.

The long-awaited opening of the newly reconstructed Pompano Beach pier, now called the Fisher Family Pier, took place on May 18, 2020. It was a "soft" opening, as the city calls it, and an official ceremony will come later.



The pier is more than 800ft long, and the end is shaped like the head of a pompano fish.

Walkers and sightseers wearing masks can visit free of charge, but they must observe a one-way system and social distancing. For further information visit [parks.pompanobeachfl.com](https://parks.pompanobeachfl.com)



If you are stuck somewhere cold right now but want a virtual tour of Pompano Beach Pier, Fishing Village and the sun, sea and sand, realtor Ed Cook has photos and promo video on his website, visit [edcookrealestate.com](https://edcookrealestate.com)

### Eating Out at Pompano's Beach

Alongside the pier and next to [Beach House](#) restaurant (opened 2018) there are now two more options: [Oceanic](#) upscale and [Lucky Fish](#) bar and grill.

More outlets are planned to open across the street.



## DEALING WITH WASTE

### Regular garbage collections

As of February 1, 2021, garbage collections take place on Monday, Wednesday and Friday.

Collections have increased from two weekly to three. The primary reason is (as mentioned above) cartons are not always flattened, and non-permitted items such as old electrical equipment find their way into our dumpsters.

The cost of an extra weekday collection works out cheaper than the fine imposed every time we "over-top" our containers - which apparently we do regularly.

These are costs that could be avoided.

### Recycling Collection (Wednesday)

ACCEPTABLE recycling items include:

- Newspapers, magazines, catalogs, junk mail, phone books, office use paper, and flattened cardboard
- Aluminum, steel or tin drink/food cans
- Plastic containers with numbers 1 – 7 on the bottom



These items are **NOT ACCEPTABLE**:

- Paper towels or used paper plates
- Pizza boxes
- Plastic bags
- Polystyrene (styrofoam)
- Thermal paper or blueprints
- Glass
- Food waste of any kind



## BULK WASTE

From time to time, we may need to get rid of large or hazardous items. Condo dumpsters and recycling bins are NOT the appropriate disposal route.

### Large Bulky Items

Charitable enterprises like Faith Farm collect some serviceable items.

The City of Pompano Beach has options:

### Drop off using a car or pick-up

Call ahead to check: (954) 786-4030.

Drop bulk items, **free of charge**,

Saturdays from 8:00 AM - 3:00 PM at 2700 Wiles Road. Proof of residence

required, non-commercial vehicles only.

### Residents Without Transport

The City will provide a free estimate for pick-up. \$35 min. pick-up charge. Email [bulk@copbfl.com](mailto:bulk@copbfl.com) or call Jackie at (954) 786-4030 to request an estimate. Items are picked up from the parking lot only.

### Hazardous Items

Examples include TVs, computers and keyboards, paint, auto fluids, car batteries, cleaning fluids. For these, use drop-off facilities provided every month in Broward.

Go to [pompanobeachfl.gov](https://pompanobeachfl.gov) and search for **recycling** for full information.

## PROPERTY MANAGER PROFILE

### Silvio Leal

Hello, my name is Silvio Leal. I have been with Campbell since June 2020.

I am originally from Cuba and came here with my family in 1980 at a ripe old age of three years old, and I grew up here in Broward. I attended UTI in Texas and graduated as a Master Technician in auto mechanics. I also attended Broward College to study business management.

I bring over 16 years' experience as a licensed community association manager, having managed all types of associations from single family HOA's to high-rise condos. During my career,



I devised and administered multi-million-dollar budgets as well as extensive repair and renovation projects. I am confident that I will bring new innovative ideas and continue to provide the exemplary level of service our residents are accustomed to.

I look forward to meeting all of you soon.

### CONDO 9's WEBSITE

[www.palmairecondo9.com](http://www.palmairecondo9.com)

Since September 2020, Condo 9 has a new website. The home page displays core information about our Association and contact details. From the home page owners can log in to:

- View and update owner's contact information
- Access Real Time

Account information

- Make a Payment or Adjust Payment Method
- Make an Architectural Request
- Make a Work Order Request
- Submit a General Inquiry



## BOARD MEMBERS at FEB 1, 2021

**Irwin Rosen** (President) — resident of Bldg 92  
**Barry Moss** (Vice-President) — resident of Bldg 96  
**Kenneth Sabanosh** (Treasurer) — resident of Bldg 96  
**Roberta Fishman** (Secretary) — resident of Bldg 94  
**Charles Bartlett** — resident of Bldg 99  
**Dennis Marshall** — villa resident (Condo 100)  
**Mercedes Kember** — resident of Bldg 93  
**Mike Kinney** — resident of Bldg 92

The Board normally meets 9am first Monday, currently using Zoom. Date and Agenda are confirmed to owners via email.

## NEW FACE ON THE CITY COMMISSION

November 3, 2020 saw a new Commissioner elected to represent Pompano District 5, which includes all of Palm Aire. Cyndy Floyd (51%) defeated incumbent and Vice Mayor Barry Moss (49%) by 130 votes in a turnout close to 10,000.

Barry, who is also Vice President of our Association, had represented District 5 for the previous six years.

Contact Ms. Floyd on 954-786-4618 or 954-786-4601, or email [Cyndy.Floyd@copbfl.com](mailto:Cyndy.Floyd@copbfl.com)



## RECREATION AREAS

Condo 9's Rec. areas re-opened last Fall after a period of closure mandated by Broward County and the State of Florida. Regular users were thrilled to be able to use the pools once more. The Pool Committee of the Board of Directors monitors compliance with CDC, State and County mandated rules for use. These rules remain in force. Chairs and loungers cannot be returned to poolside until Florida rules are relaxed.



## WHO'S WHO AT CAMPBELL

Campbell's offices at Gateway Drive are currently closed to the public. Campbell staff may be contacted by email or phone, and you will receive a reply as soon as possible.

Maintenance and repair requests must be reported direct to Campbell. This is the speediest way to have problems investigated. Campbell has to know to be able to act! Owners can submit a work order request via Condo 9's website.

**LINDA AUSTIN and SUZIE McGUIRE,**

**Maintenance and Parking**

**Permits:** Linda and Suzie log maintenance requests and issue parking permits. Contact them at 954-968-4484, [laustin@campbellproperty.com](mailto:laustin@campbellproperty.com) or [smcguire@campbellproperty.com](mailto:smcguire@campbellproperty.com)



**SILVIO LEAL, Condo 9 Property Manager:** contact Silvio at [sleal@campbellproperty.com](mailto:sleal@campbellproperty.com) or 954-968-4481.

**CHARMAINE SLINGSBY, Campbell's Receptionist:**

Charmaine also deals with issues concerning pest control. Contact 954-968-4481 or [cslingsby@campbellproperty.com](mailto:cslingsby@campbellproperty.com)