



**Alessandra Hale-Florez, Manager**

**Bruce Lane, President**  
**Frederick Doyle, Vice-President**  
**Michael Krans, Treasurer**  
**Ira Futterman, Secretary**  
**John Bordeaux Director**



**WaterGarden Condominium Association, Inc.**  
**347 N. New River Drive East, Fort Lauderdale, FL 33301**  
**Office: 954-525-5535 Fax: 954-525-5539**  
[www.watergardencondo.org](http://www.watergardencondo.org)



**Set up auto draft payments to pay your maintenance account through First Service by visiting their new website: [www.fsresidential.com/florida/home/](http://www.fsresidential.com/florida/home/)**

**January**

**2017**

**Manage Your Condo Unit's Account :**  
[CLICK HERE](#)

**Direct Comments to Management at**  
[office@watergardenlasolas.com](mailto:office@watergardenlasolas.com)  
**Or call 954-525-5535, Ext. 224**

## **A Message From Your Board President**

**Owners/ Residents:**

The Watergarden's annual meeting was held recently. The primary purpose was the election of the Board of Directors for the coming year. We had 8 candidates vying for the 5 positions. The Board members for 2017 are: John Bordeaux, Fred Doyle, Ira Futterman, Michael Krans and Bruce Lane.

After the election the new Board met to elect its officers, they are:

<b>President-</b>	<b>Bruce Lane</b>
<b>Vice President-</b>	<b>Fred Doyle</b>
<b>Treasurer-</b>	<b>Michael Krans</b>
<b>Secretary-</b>	<b>Ira Futterman</b>
<b>Director-</b>	<b>John Boardeaux</b>

I want to thank all who ran and were willing to give their time to our Association. Also my thanks to the owners who have given me the opportunity to again serve on this Board, and finally my thanks to the Board members for allowing me to lead the Board. I take this position very seriously and will do my best for the Association.

At the owner's meeting we said our goodbyes to Margie Kilfeather who has served the Watergarden as its manager for almost 10 years. We are indebted to her for her loyal service to us all, maintaining and managing a quality staff and keeping our building at the top of its game. We also introduced our new Manager, **Alessandra Hale-Florez** or **Ale** for short. After interviewing several candidates, the Board was impressed with her credentials and background. We all feel she will be a very good fit with our community. I'm sure it will take her a little time to get to know everyone, but I feel confident that she is very able to fill the large shoes that Margie left. I welcome her and look forward to working with her.

I wish you all a happy & prosperous 2017, full of sunny warm days that will make our friends up north jealous.

Thank you,  
**Bruce Lane**

## Leak Detectors - Encouraged & Available for Purchase In-house



Leak detectors will emit an alarm sound when it comes in direct contact with water and should be placed under sinks, A/C closets, near toilets, washing machines, etc... , The alarm sound can be heard from outside of the unit in the hallway. So even if you are not home someone most likely will report the alarm prompting Management to investigate. Many times water damage due to a leak can be significantly diminished by utilizing an alerting device. For this reason, Management highly encourages that homeowners and residents use leak alert like detectors to protect their investment and their neighbors' investment. Leak alert detectors may be purchased at cost (\$13) in the Management Office in efforts to encourage the use of leak detecting devices and for our resident's convenience .

## Pets Are Not Allowed In The Management Office

Management would like to inform our homeowners, residents and guests that pets are not allowed in the Management Office.

Even though we love pets the following are few reasons why pets are not allowed in the Management Office:

- Management office quickly fills up with residents, vendors, employees and guests. Pets can easily become startled by the movements of a busy office and may become aggressive or get in the way.
- Pets however cute they may be often leave a pet odor which may not be noticeable to the pet owner and unfortunately can linger in the office.
- Many people have pet allergies or have an aversion to pets.

**Note: Service Animals Specifically trained to aid a person with a disability are allowed in the Management Office.**



## Extended Absence from Condominium Unit

When a condominium unit will be unoccupied for 7 or more consecutive days, the unit owner or resident must:

- ♦ Turn off both the main hot and cold water supply valves to the unit to prevent accidental water damage. Be careful NOT to turn off the air conditioner supply line valves. See Association management if there are questions or assistance needed.
- ♦ Set air conditioner to 78 degrees or below to lower humidity to avoid mold.
- ♦ In case of a resident alert to remove all items from balconies, arrange to have someone bring in all items including all furniture.

When a condominium unit will be unoccupied for 14 or more consecutive days, the unit owner or resident must:

- ♦ Arrange to have someone routinely and periodically (approximately every 2 weeks) inspect the unit, in order to maintain a continuous and meaningful monitoring of the unit, to determine whether any mold, moisture, water leaks, or damage has occurred. Immediately notify the unit owner of any problems. If needed, the building's concierge can arrange to check the unit.
- ♦ Bring in everything off the balconies, including heavy furniture.

# Information & Recommendations

## Extended Absence from Condominium Unit,

### Mold, Mildew & Similar Toxic Growth Prevention.

#### **Mold, Mildew and Similar Toxic Growth:**

Unit owners are required to maintain the interior of their unit at all times in a manner that would prevent the development of mold growths defined here to also include mildew, bacterial, fungal and other similar toxic growths.

In the event that mold growth occurs in the unit, the unit owner must take immediate action to remove the mold and sterilize the unit, and the owner and/or occupant must also immediately notify the Association management by phone and in writing (email is preferred).

Every owner, including an owner who does not reside in a unit, is required to routinely and periodically inspect and maintain their unit to ensure the absence of mold, water, moisture, leaks and other conditions that could harm their unit, other units and the Association's common elements.

If water is present or there is water and / or mold damage present in their unit:

- a. when mold is present, immediately notify the Association management by phone and in writing (email is preferred).
- b. immediately remove and thoroughly dry visible moisture or water accumulation or condensation on windows, window sills, floors and any other surfaces within their unit
- c. immediately clean, dry, and disinfect all surfaces where liquid spills or leaks occurred within their unit
- d. promptly remove damaged materials that cannot be thoroughly and quickly dried, such as drywall and insulation, without causing further damage to their unit, any other unit, or the common elements
- e. engage a qualified, professional, licensed, insured remediation company to mitigate and remediate any mold, water or other damage to their unit resulting from moisture, leaks, or spills

Unit owners and occupants are required to immediately report to the Association management any actual evidence of existing mold as well as any event that could lead to the growth of mold such as:

- a. any evidence of a water leak or water infiltration or excessive moisture in their unit or in the common elements
- b. any evidence of mold within their unit that cannot be completely removed with a common household cleaner or any evidence of mold in the common elements
- c. any failure or malfunction of any heating, ventilating, air conditioning, or similar device serving their unit or the common elements

*Article Reprint from WaterGarden*

*December 2016 Newsletter*

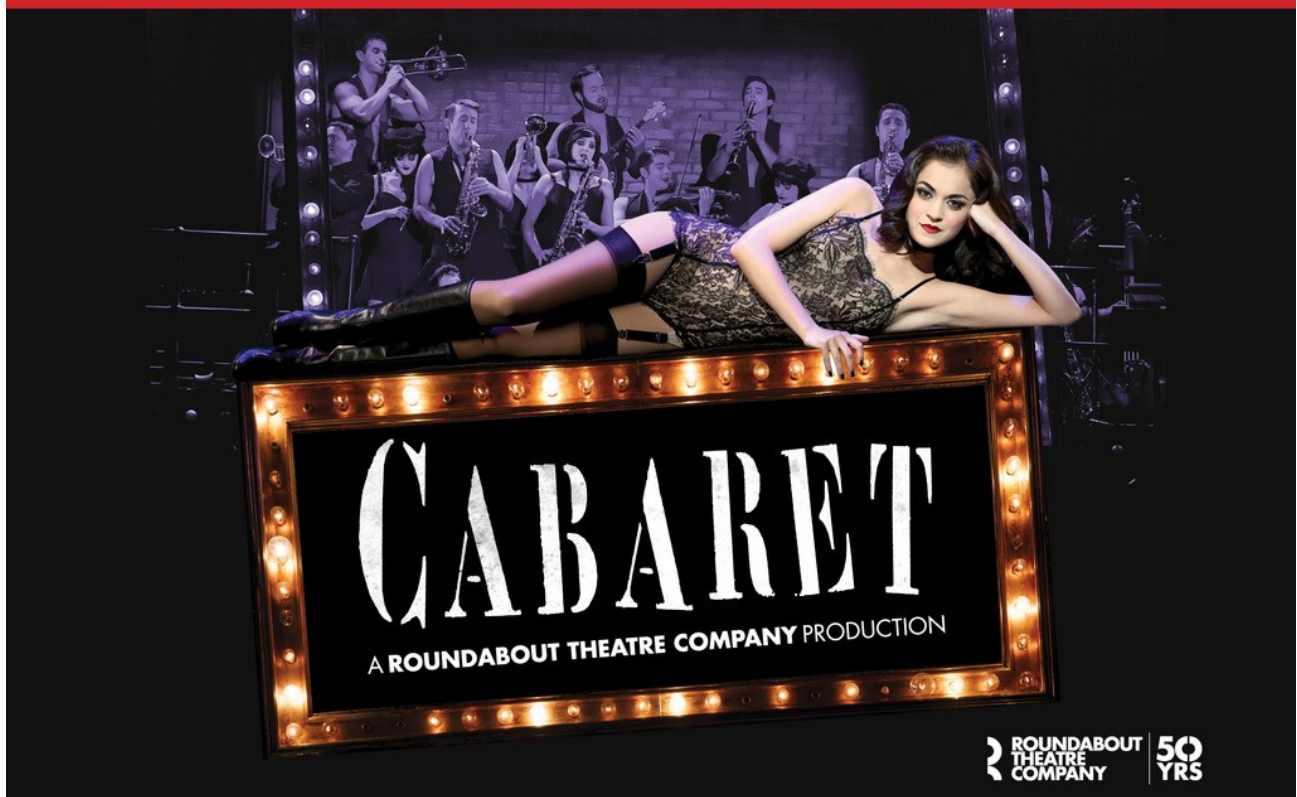
## Upcoming Local Events

# Las Olas Art Fair



**January 7 & 8, 2017  
10 am - 5pm**

**BROADWAY'S DEFINITIVE TONY®-WINNING MASTERPIECE**

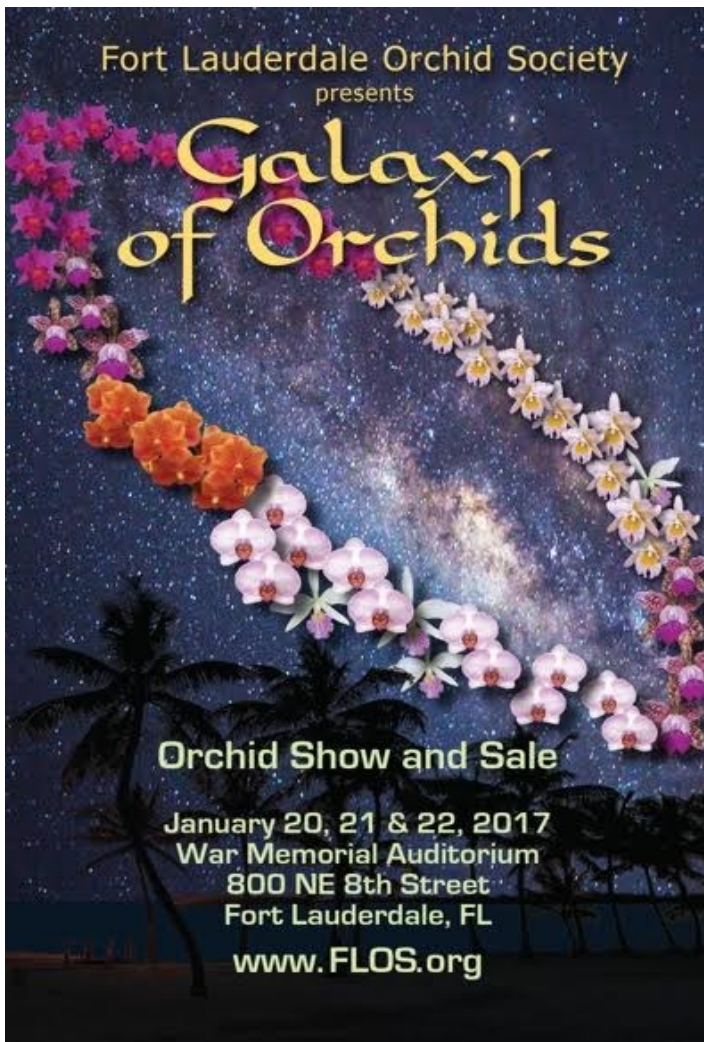


**Cabaret (Touring) January 10th - 22nd, 2017**

**Au-Rene Theater at the Broward Center for performing arts**



## Upcoming Local Events



Have no fear—BACON BASH returns to Fort Lauderdale at Esplanade Park on Sunday, January 22nd!

The goal of this **FREE EVENT** is to bring together residents, businesses and visitors for a porky-filled afternoon while raising funds for two local charities; Riverwalk Fort Lauderdale and Covenant House Florida. On this day, bacon lovers of all ages, Riverwalk and Covenant House Florida supporters and passersby who attend can purchase bacon and porky bites, starting at only \$5; from some of South Florida's favorite eateries. Attendees will vote on the winners of the trophies for the "Best Bacon Dish" and the "Most Creative Use of Bacon."



*Dear Residents,*

*We would like to thank those of you  
that gave so generously towards  
The Employee Holiday Fund.*

*Thank You Very Much,*

*Your Water Garden Staff*



## IMPORTANT E-MAIL ADDRESSES

**Alessandra Hale-Florez, Property Manager**  
Manager@watergardenlasolas.com

**Alfred (Fred) Ritacco, Chief Engineer**  
Engineer@watergardenlasolas.com

**Steve Roman, Assistant Engineer**  
Engineer2@watergardenlasolas.com

**Jorge Hernandez, Concierge**  
Concierge@watergardenlasolas.com

**Chastity Dumeng, Administrative Assistant**  
Office@watergardenlasolas.com

**Randy Sudhalter, Office Assistant**  
Office2@watergardenlasolas.com

**Richard Robshaw, Front Desk Supervisor**  
Rrobshaw@watergardenlasolas.com

**Front Desk**  
Frontdesk@watergardenlasolas.com

**Security**  
Security@watergardenlasolas.com

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**Check out our new website!**  
**[www.watergardencondo.org](http://www.watergardencondo.org)**

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*2017*

