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The Galleon Newsletter

Community Update
July 2007

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Communications
Committee

Visit our website at
www.thegalleon.org

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Board of Governor's July 9, 2007 Meeting Highlights



Eight Board Members were in attendance. Jack Hennen was absent.

Donna Oppert, President, Opening Remarks:

A lot of work is ahead of this Board and with the unit owners' support, each Board Member is committed to bring the Galleon building back to the grand statement on the Galt Mile that it once was. As the Galleon celebrates its 40th Birthday, let us remember that our property also celebrates 40 years and many things need to be updated. The Board will continue to keep you informed until all projects have been completed.

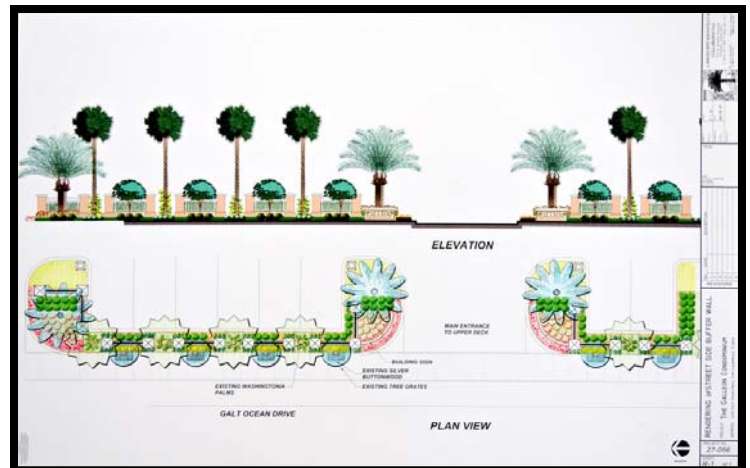
The events over the last four weeks include one Board Meeting, one Special Board Meeting to interview the design consultant, four Committee Meetings, and two social events.

Mrs. Oppert stated that St. John's Insurance Company is now writing condominium insurance for beach property. Mrs. Oppert advised owners to submit a letter to their insurance company informing them of the Galleon's 24/7 security and smoke detectors hard wired to the local fire department for a possible discount in their premiums.

A group of Residents expressed their concern regarding a \$16 charge for assistance from Galleon employees to help them carry packages to their apartment, help with jumping a dead car battery and/or other similar assistance. The Maintenance/Housekeeping Chair explained while this is a nice gesture, in most cases it can be more than just a few minutes and interrupts regular work duties. He asked that residents keep in mind that with the renovations and restorations currently taking place, employees are extremely busy. The Committee will re-address this issue at their next meeting.

Mr. Tom Laubenthal, the landscape architect, presented in great detail, plans to replace the current wall/hedge landscape in front of the lower parking lot with a new plan that will not only meet city code but improve the appearance of the building to have a more elegant look. The plans include new landscaping to create a privacy wall, decorative columns and a display of "The Galleon" name at the street level. Of course if the plans are approved, Mr. Laubenthal will need to obtain approval from the city before moving forward. The Board Members and Residents had an opportunity to ask Mr. Laubenthal questions. A motion was passed to table the approval of the presented plan for two weeks to give the Board Members time to examine the plans.


Plan presented by Mr. Tom Laubenthal



Building Committee: Mr. Sipos commended the Committee Members for pointing out some flaws in the pool renovations and thanked Paul Swan for remedying the situation. * The BOG approved a motion made by Mr. Sipos to accept the fan design for the pavers around the circle at the main entrance.

Decorating Committee: The BOG approved a motion to retain the Morris Design Group with a \$2,000 retainer fee to present designs for redecorating the lobby. The Committee will begin working on Lobby designs in early fall when the concrete work is near completion.

Finance Report: The Finance Committee met on June 30th. * There are three unit owners that have been turned over to collections. * The Wind Insurance for 2007-2008 is \$125,000 less than last year. Normally the surplus would bolster the budget deficit or be kept for an emergency; however, at the December 2006 Board meeting, the BOG made a motion to adjust quarterly maintenance if the difference was more than \$10,000. With a surplus of approximately \$125,000 (minus \$20,000 for the cost to initiate the insurance), a motion was passed to reduce the 2007 fourth quarter maintenance by \$52,500; and to include \$52,500 as a reduction for the building insurance line item in the 2008 budget.

 The following assets were reported: Cash/Operating \$233,147; Cash/Payroll \$6,781; Petty Cash \$500; Fidelity Concrete \$706,183; Fidelity Wilma \$1,353,149.




Communication Committee: Loren Matthews reminded residents that he constantly updates the website's photo gallery with pictures of the construction progress. You can view the plans for the fan pavers around the main entrance circle and other plans under the subtitle "Construction 8".

Visit the Galleon website at www.thegalleon.org.

Click on the Gallery to view Pictures




Security Committee: The Deggy system is working very well. * "No Trespassing" signs have been posted on the beach and the Beach Patrol began in June. Off-duty police officers will patrol the street and beach beginning at the VUE Condos and ending at Plaza South. Ft. Lauderdale Police Detective Nate Jackson will be invited back to review the security assessment of the building made by him last year. The Committee will contact the Fort Lauderdale Fire Department to make a presentation on safety, similar to the presentation by Detective Jackson.

Building Manager's Report: Paul Swan  reported that the roof was open for the 4th of July. The view of the fireworks from the roof was  visible in all directions and  enjoyed by everyone.

Mr. Swan reminded residents that Hurricane Season is here and residents must make arrangements with the office or personally remove items from their balcony and close their shutters if they will be away for three or more days. Residents that do not follow this procedure will be charged \$100 for this service. You can obtain a **Hurricane Guide** from the office or view a copy on The Galleon website at www.thegalleon.org.

Traffic conditions remain an issue. The South entrance is closed. The North side is the temporary main entrance into the building and upper parking area. There is **no parking** on the North side to accommodate for two-way traffic.

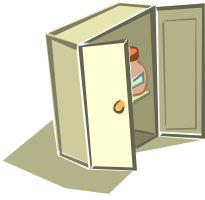
The garage exit is closed. The entrance has two-way traffic to enter and exit. Parking remains difficult as spaces under the circle on the north side have been eliminated. If you are out of town, please call Security with your arrival date so they can remove your automobile from  storage. Your continued patience and understanding is appreciated.

PLEASE DRIVE WITH CAUTION!

REMINDER

Spring Cleaning

Please remember that the Housekeeping Committee will be cleaning the Building Storage Rooms. All Residents' personal items must be removed from these closets by July 31st and stored in their deeded or rented storage units. If you are not in residence and have items stored in one of the Building Storage Rooms, please contact the office immediately with a list of your items. These items will be tagged and placed in your apartment. All non-tagged items will be discarded.



All bicycles are to be registered and issued a new decal by July 31st. Any bicycles not registered by this date will be donated to a local charity.

Don't Forget to Nominate!

The Star Employee Program was developed to express our appreciation to an outstanding Galleon employee, in recognition of their dedication to the Association and its Residents. Nominations should **describe in detail**, specifically why the employee should be selected for the award. A selection committee will vote based on your written nomination.

Please contact the office for a copy of the complete guidelines. Don't forget to submit your nomination! Nominations may be hand delivered to the office, placed in the suggestion box in the mailroom, emailed to office@thegalleon.org, or mailed to The Galleon at 4100 Galt Ocean Drive, Ft. Lauderdale 33308.



And the Winner is!



John Cahill is the first recipient of the newly implemented "2007 Star Employee Award." Residing in Plantation, John has been with the Galleon since February 1996. Prior to his current position as Chief Training Officer, John was the Chief of Security from 2001-2007. John is knowledgeable, dependable, and always comes through when no one else is around. He is amiable and willing to help, and we could not have handled the parking problems without him.

CONGRATULATIONS JOHN

HURRICANE SEASON IS HERE!

As a reminder regarding Hurricane Season, residents that will be away from their apartment for 3 or more days, must clear their balcony and close their shutters.



HAPPY BIRTHDAY



The Galleon celebrated its 40th Birthday on Thursday, July 19th. The Lugar Room was decorated with pictures from long ago and Mr. Jack Hennen made a special mention of the original owners. Many residents attended and provided a diverse spread of delicious hors d'oeuvres. A big **THANK YOU** to Wayne and Sharon Maliska for providing the beer, wine and soda.