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# The Galleon Newsletter

Community Update  
June 2007

Published by  
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Visit our website at  
[www.thegalleon.org](http://www.thegalleon.org)

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## Board of Governor's June 11, 2007 Meeting Highlights

Seven Board Members were in attendance. Michael Lepera and Robert Sipos were absent.

**President's Opening Remarks:** Donna Oppert stated that the Board will continue to hold meetings until all the projects are formulated and professionals are hired to meet our goals.

The pool area is now open! Mrs. Oppert thanked the Ocean Sky for allowing Galleon residents to use their pool. The Ocean Sky's Polo Lounge, a local landmark, has closed its doors.

**President's Report:** Donna Oppert informed unit owners that according to Florida Statute 718.11(11)c, all real and personal property located within the boundaries of the owners' unit is excluded from the coverage provided by the Association, therefore, it is each unit owner's responsibility to purchase insurance coverage for their personal property.

The Beach Patrol project is underway. Fort Lauderdale police officers will patrol the beach by ATV and 33<sup>rd</sup> Street area by car in 2 hour shifts at different times. Mrs. Oppert reiterated that the 2 hour shifts constitute 8 hours of coverage, 7 days a week.

The beach restoration project is scheduled to begin October 2007.

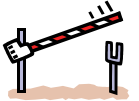
**Questions submitted by owners prior to the Board Meeting:** Question: Is the painting of the building included in the Concrete Assessment? Answer: It was not included.

Question: Can we delay the painting until after season next year? Answer: It would be a wise business decision for us to contract with Lindman and coordinate painting with the concrete restoration as Lindman would be responsible for any situation that may arise. The painting would hopefully be completed by the end of the year.

Question: Why are the catwalks not being cleaned? Answer: Maintenance has refrained from cleaning the catwalks in an effort to dry the north ramp in preparation to be sealed.

Question: Why are we not taking the suggestion of security gates recommended by Hank Gomez and Detective Nate Jackson? Answer: Discussion ensued and the following motion was presented.

**Motion:** A motion was presented to install a security gate at the north ramp and the covered parking area on the south side and to include protective lighting subject to review by the landscape architect. The motion was approved.



**Finance Report:** It seems the Galt Mile Ins. Trust has some unresolved issues, therefore the Board will renew the Wind Insurance with Citizen Insurance Co. The 3<sup>rd</sup> Quarter Maintenance is due July 1st. The following assets were reported: Cash/Operating \$194,408; Cash/Payroll \$3,856; Petty Cash \$500; Fidelity Concrete \$701,742; Fidelity Wilma \$1,347,009.

**Maintenance/Housekeeping Committee:** The work order procedure is working nicely. The Committee discussed concerns regarding ethical and liability issues when using the employees for residents' personal use on company time. The Committee recommended that private work be done after normal working hours. Employees are not covered by the Association building insurance after working hours.

**Building Committee:** The Committee presented a motion to the Board to approve the fan design for the pavers for the circle area. The Board tabled until the July meeting to be able to discuss with the architect.

**Grounds Committee:** The Committee met with four Landscape Architects. The Board of Governors approved and retained Tom Laubenthal with Landscape Architect's Collaborative to present new designs at a Special Board Meeting held on May 31, 2007.



**Building Manager's Report:** Paul Swan reported that the DEGGY System is working nicely as implemented by Mr. Gomez. Mr. Gomez also implemented a new procedure manual and assisted in the hiring of guards.

The Pool is open, however, Mr. Swan is working with Lindman regarding cleaning the coping and fixing a few cracks.

Mr. Swan reminded residents that Hurricane season is here. Residents may make arrangements with the office or personally remove items from their balcony and close their shutters if they will be away for 3 or more days. Residents that do not follow this procedure will be billed \$100 for this service. You can obtain a **Hurricane Guide** from the office or view on The Galleon website at [thegalleon.org](http://thegalleon.org).

**Board of Governor's  
Special Meeting  
July 2, 2007**

The meeting was called by the Decorating Committee to introduce design consultant Mr. Brian Morris of Morris Design Group. Mr. Morris has prior experience working with The Galleon updating marble flooring and lobby area furnishings in 2000. Mr. Morris was recently hired to replace the carpet and drapes in the Armada Room and drapes/sheers in the lobby. The drapes will be installed as soon as the construction is completed.



Mr. Morris gave a formal presentation and the Board and residents had an opportunity to ask questions. The vote to retain Mr. Morris was tabled until the July 9<sup>th</sup> Board meeting.

## TRAFFIC CONDITIONS



The South entrance is now closed and demolition has begun. The North side will act as a temporary main entrance into the building and upper parking area. There will be **no parking** on the North side to accommodate two-way traffic and you are asked to drive with **caution**.

The garage exit is closed. The entrance will have two-way traffic to enter and exit the garage. Parking will be especially difficult as the garage will lose spaces under the circle and on the north side for traffic. Your continued patience and understanding is appreciated.



The Galleon Celebrates its



The Galleon will celebrate its **40<sup>th</sup> Birthday** on Thursday, July 19, 2007 at 7:00pm in the Lugar Room. Residents are asked to bring horsd'oeuvres to feed at least 6-10 people. Beer, wine, and soda will graciously be provided by Wayne and Sharon Maliska.

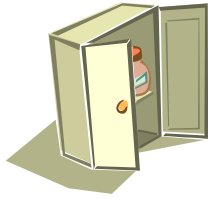
1967



2007

# Spring Cleaning

Please remember that the Housekeeping Committee will be cleaning the Building Storage Rooms. All residents' personal items must be stored in their deeded or rented storage units. Any personal items stored in the Building Storage Rooms must be removed by July 31<sup>st</sup>. 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 31<sup>st</sup>. Any bicycles not registered by this date will be donated to a local charity.



# Star Employee Award

This 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. The 1<sup>st</sup> winner for this new program will be announced at the July 9<sup>th</sup>, 2007 Board meeting.

## Baby Congratulations!

Robert Colon welcomes his 4<sup>th</sup> child!

Daniel was born July 9<sup>th</sup> weighing in at 8lbs and measuring 18.5"



The Social Committee held the first Barbeque of the season to commemorate the opening of the pool after construction. The event began with a few showers but ended with an evening of good food, bluegrass music, and great company. Thanks to Mario for doing all the cooking and Jim Reece and his band for providing the music. Hope to see you at the next event!

# WELCOME

## New Residents

Renters: Allen & Deana Brown  
Unit 705

Owner: Rodney Parks  
Unit 204

