



# The WATERGARDEN

April 1, 2011

The WaterGarden

347N. New River Drive East  
Fort Lauderdale, FL 33301

TEL 954-525-5535  
FAX 954-525-5539

Margie Kilfeather, Manager  
[www.watergardencondo.org](http://www.watergardencondo.org)

Robert Garofalo, President  
Ricardo Martinez, Vice-President  
Michael Krans, Treasurer  
Peter VieBrock, Secretary  
Juan Reyes, Director

Direct Comments to Management at [manager@watergardenlasolas.com](mailto:manager@watergardenlasolas.com) or 954-525-5535, Ext. 223



The Continental Group, Inc.

Manage Your Condo Unit's Account at:

<http://continentalconnect.com/watergarden>

## Living Happily with Condo Rules

By Brian Bagnall

The Watergarden is a great place to live today. In arguably the premier downtown luxury condo community in Fort Lauderdale we are lucky to have a happy, diverse population of residents who enjoy the best of tropical city life living harmoniously together in a high-rise tower of 316 units. One of the reasons it is such a successful community lies in the fact that we all agree to abide by a set of condo rules that help us closely share our home with each other. Florida State has one of the highest percentage of populations that live in residences governed by condo and homeowner associations. The state legislature sets the basic law for our condo rules, giving residential owners certain freedoms to decide on association rules or guidelines that make living together better for everyone. If we all did whatever we liked without regard for others we would inevitably have chaos. Go visit a community with no association rules to see for yourself.

When we buy a unit at the Watergarden we all sign documents that say we agree to live by our condo rules. If there are rules we don't agree with we do have the opportunity to amend them by voting for Board members who share our views. In the end a consensus is reached and the rules are available for all to see (keep a copy handy). The system works very well. I am often surprised, however, by a very few residents who regularly fret about some rules they don't like, even though they signed documents to abide by them. Some rules are safety-related (no glass near the swimming pool deck), others are to prevent nuisance to others (dog barking and other loud noises). Overall the rules preserve our wish to live in a harmonious community, knowing that we will probably never all agree on every rule detail that has been passed by our elected Condo Board.

What seems to bother some people is the very concept of having to *live with rules set by others*. This is despite the fact that our State and Federal elected officials are setting rules for US citizens to live with every day. The rubber hits the road for us here when complaints are lodged by residents who object to the behavior of neighbors that they believe breaks our agreed rules. Unreasonable disturbing noise is a frequent complaint (wild late-night parties, incessantly barking dogs). The Watergarden management has the unenviable job of determining if a complaint is warranted, sometimes sending the security guard to investigate. Most times a simple explanation will resolve the issue on the spot. Occasionally residents get very upset that a complaint has been lodged against them and sometimes they get angry that they have to abide by any rules at all ("I'll do whatever I like!"). Our management staff is well trained in handling these situations with great diplomacy even if they have to issue a formal warning letter every now and then.

Very, very rarely, if a resident repeatedly disturbs others by breaking our rules, the Board might recommend a fine of up to \$100 be imposed for each further infraction. This last resort is hardly ever used at the Watergarden. If this is done the resident has a State-mandated right to appear in front of a Fining Committee, comprised on non-Board residents, to see if the fine is appropriate or not (I am currently co-chair of this

committee). This mechanism works well to allow everyone to calmly express their opinions and propose solutions. In the end, however, the best advice to someone who just hates living with our rules might be “why not buy a house where you’ll have no rules at all (but your neighbors can still complain to the police)”. Luckily our Watergarden community is overwhelmingly peaceful and happy - but it’s not a bad idea to read the condo rules occasionally anyhow.

## Policy for Unit Owners Leasing Their Unit

The WaterGarden Management Office wishes to remind all unit owners of the policy regarding the leasing of a unit. Section 18.10 second paragraph of the condo documents states:



*“When a Unit is leased, a tenant shall have all use rights in Association Property and those Common Elements otherwise readily available for use generally by Unit Owners, and the Owner of the leased Unit shall not have such rights, except as a guest, unless such rights are waived in writing by the Tenant. Nothing herein shall interfere with the access rights of the Unit Owner as a landlord pursuant to Chapter 83, Florida Statutes. The Association shall have the right to adopt rules to prohibit dual usage by a Unit Owner and a Tenant of Association Property and Common Elements otherwise readily available for use generally by Owners.”*

In accordance with this policy, Owners who rent their unit will have all their access devices to the building (including fobs, wands, and garage access stickers) deactivated until such a time as their tenant’s lease has ended. Procedures for Unit Owners accessing the building as a landlord will be by checking in and being announced through the Front Desk. In addition, owners who rent their unit also relinquish any rights to the parking spaces assigned to that unit.

If you are a Unit Owner who has leased their unit, please remember to contact the Management Office when your tenant has vacated the premises so that access devices in your possession can be reverted back into your name and reactivated.

## Collection Procedures for WaterGarden Homeowner Maintenance Accounts



Homeowners, please be aware of the following timeline and fees for Association payments.

- Maintenance payments are due on the 1<sup>st</sup> of every month.
- Payments received after the 10<sup>th</sup> will receive a Reminder Letter and will incur a \$25.00 Late Fee and \$75.00 Delinquent Assessment. The late fee and delinquent assessment will be incurred each and every month the account is in arrears.
- At 60 days delinquent the account will be turned over to the Association Attorney for collection.

Auto-draft payment options are available by registering with the Klik N’ Pay system through the Continental Group’s website or by accessing the following link:

<https://www.kliknpay.com/KnpNetApp/Home/TCGKnp.html>

# Bicycles Must Be Re-registered



Many residents have complained that the bike room is over crowded with bicycles that are in disrepair, inoperable and seemingly abandoned. In an effort to maintain the Bicycle Room Management is requiring that all inoperable bicycles be repaired or removed from the premises. In addition, all bicycles will need to be re-registered with the Management Office and will receive a new bicycle registration sticker.

**Re-registering of bicycles will begin April 1, 2011 through April 15, 2011.**

After April 15<sup>th</sup> Management will be confiscating any bicycles found in the Bike Room that do not have a new WaterGarden bicycle registration sticker and/or are inoperable.

The bicycles that are confiscated will be held for 60 days to allow a reasonable time for the owner of the bicycles to claim it. If the bicycle has not been claimed after 60 days it will be donated to charity.

Please contact the Management Office to register your bicycle by calling 954-525-5535 ext. 223 or by e-mail at [office@watergardenlasolas.com](mailto:office@watergardenlasolas.com).

# Motorcycle Parking Procedure



The WaterGarden wishes to remind its residents that guests arriving at the building on a motorcycle are required to valet park their vehicles. This procedure differs from other vehicles in that the guest will be escorted into the garage by the valet and will be directed where to park. The valet will also escort the guest out of the garage when retrieving the vehicle.

Guests are not permitted to self park their vehicles anywhere in the garage unless displaying a parking permit. The motorcycle parking area is reserved for residents only. All vehicles within the garage must be registered with the Management Office. Any questions regarding this policy can be directed to the Office at 954-525-5535 (ext 223).

# Valet Parking Policy



## Rules Specific to Valet Parking

- i. The area of the garage bounded by spaces 36 through 100, and the adjacent driveways, is the guest parking area, and except as hereafter set forth, may be used by guests only while visiting residents, and by guests of the Manager only while conducting Association business.
- ii. No person other than a valet shall park a vehicle in, or retrieve a vehicle from, the guest parking area, except that a vendor, if advance permission is given by the Manager, may Self Park and self-retrieve a vehicle.

- iii. All parking in the guest parking area is on a first come first served basis, and no person may reserve parking, Residents do not have priority over guests.
- iv. A vehicle may remain in the guest parking area for no more than 48 hours unless specific advance permission is given by the Manager. The Manager may require that a vehicle not having permission be removed and the vehicle may not again enter the guest parking area for twenty-four hours.
- v. A guest may have no more than a total of one vehicle parked in the parking garage, including both the guest parking area and the assigned parking area.
- vi. Residents, who are utilizing all of their assigned spaces for their own vehicles or the vehicles of their guests, may have per unit not more than one additional vehicle of their own parked in the guest parking area. This additional vehicle must be registered with the Association.
- vii. If a parking space assigned to one unit is leased or loaned to the resident or guest of another unit, the vehicles of residents and guests of the first unit may not be parked in the guest parking area.
- viii. The fine for a violation of this guest parking rule is, \$100.00 per occurrence. Allowing a vehicle to remain in the guest parking area in violation of these rules for more than one day without being removed from the area constitutes a continuing violation and the fine for each continuing violation is \$100.00 per day, not to exceed a total of \$1,000.00. The fine is joint and several against the unit owner(s) and in addition, if applicable, the tenant(s), licensee(s) and invitee(s) of the unit owner(s). The fine for violation of this Rule is in addition to, and not in lieu of, all other remedies available to the Association, including towing. Vehicles not in compliance with these rules may be towed at the joint and several expense of the unit owner(s) and in addition, if applicable, the tenant(s), licensee(s) and invitee(s) of the unit owner(s), provided that if the sole violation is of Rule iv above, a vehicle may be towed, and a fine levied, only after giving the unit owner and lessees 48 hours notice of intent to tow.
- ix. The Board or Manager may temporarily alter procedures relating to the use of the guest parking area during special community events such as parades, festivals and celebrations.

## WaterGarden's Annual Inspection



The Property Manager wishes to congratulate all WaterGarden staff for their hard work and dedication during our annual Continental Group building inspection. It is her pleasure to report that the WaterGarden received an overall score of 4.94 /5 on their annual inspection, which was the highest score of all Continental Group managed buildings in the downtown Fort Lauderdale region.

The WaterGarden continues to strive for quality, efficiency, and safety in every area of our building, in service to all our residents and guests.

## Safety Tips

By Ed Cohen



- When parking in the garage, make sure to use the "Safety Mirrors" at each corner of the garage before making the turn to avoid any oncoming traffic. Honor posted "speed limit" when driving through the garage.
- When entering or exiting the garage through the doors to the hallway, always be cautious in opening the door to avoid "collision" with someone on the other side of the door.

# People & Planet Day



This is the centennial year of Fort Lauderdale. People and Planet Day will be the kick off for Earth Month to celebrate the city's green initiatives. Learn about the latest green technologies, services and products that will help to sustain our environment for the next 100 years.

It will be a fun *free* day for the whole family featuring:

- Green businesses
- Nonprofit organizations
- Vendors of arts and crafts
- a Kids Eco-Zone
- Local High School Green Initiatives

**Plus:**

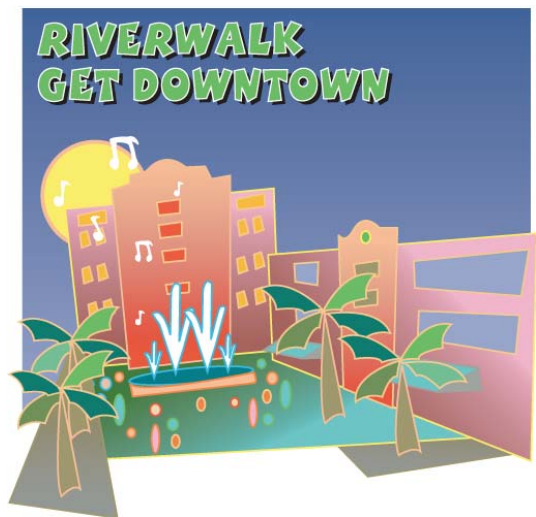
a Bird Release by the South Florida Wildlife Care Center

a Live Reptile encounter with the Museum of Discover and Science

This free event will take place in Fort Lauderdale a central location to all South Floridians!

At: Esplanade Park 400 SW 2nd Street

## Riverwalk Get Downtown



Friday, April 8, 2011

5:00 PM to 8:00 PM

Riverwalk Trust will again host Riverwalk Get Downtown, Fort Lauderdale's largest outdoor cocktail hour, offering the best Flavors of Fort Lauderdale from local restaurants and bars in the Plaza at Las Olas, 333 E. Las Olas Blvd.

For a \$20 donation (prepaid online), or \$25 at the door, attendees will receive two drink tickets to be redeemed at any outside YOLO bar, live entertainment and an array of tastes from local restaurants. Admission is complimentary for Riverwalk Trust members at the Riverwalk 100 level and up.

For more information or to get involved, call (954) 468-1541, ext. 201.

## Motown Downtown at RARE



Friday, April 8, 2011  
9:00-12:00

The RARE club in Fort Lauderdale presents an evening of classic Motown music called "*Motown Downtown*". The event takes place on Friday April 8, 2011 and from 9:00-12:00 in the evening there will be a live Motown band play great music with a chance to mingle with plenty of food and drinks. For reservations, contact Tamara at 954-643-0853

## Red Bull Candola

**WHEN YOU BUILD  
CRAZY BOATS,  
AND SOMEHOW  
THEY FLOAT,  
THAT'S CANDOLA!**



Saturday, April 09, 2011  
11:00 AM - 5:00 PM

Description:

Watch the teams race their home made craft in the river. Enjoy land-based entertainment and activities!

Location: Riverwalk and the New River from Esplanade to Huizenga Plaza

Ticket Price: Free for spectators

E-mail: [kacey.meagher@us.redbull.com](mailto:kacey.meagher@us.redbull.com)

Sponsor: Red Bull North America

Website: <http://redbullusa.com>

## Third Annual Las Olas Photo Contest



Saturday April 9, 2011  
4:00 PM - 6:00 PM

Check in at 3.45pm at the Quarterdeck.

Enjoy an afternoon photographing a list of items, themes within a two hour period.

First place winner receives a one-month solo exhibition at Galerie Jenner. Entry fee \$20 in advance, \$25 on the day. Judged by Jody Leshinsky

# Las Olas Wine and Food Festival



Wednesday, April 27th through Saturday, April 30th.

Wednesday and Thursday evenings feature Wine Dinners at Publix Apron's Cooking School, Tuscan Grill, Valentino's, Johnny V's, and YOLO. Friday is the main event, with the V.I.P. reception from 6:00-7:30 p.m. and the street festival from 7:30-10:00 p.m. This year's street festival will include the addition of our first New Times Cupcake Battle featuring cupcake samples from local bakeries. Lastly, our brand new BYTES "A Gourmet Food Truck Event" will take place at Huizenga Plaza on Saturday Evening from 6:00- 8:00 p.m.

For more event information and tickets, please visit the festival website graciously donated by Tangled Spider Design Group at [www.lasolaswineandfood.com](http://www.lasolaswineandfood.com)

Proceeds benefit the American Lung Association in Florida's local lung health programs, education, patients and research.

**Order tickets in advance!**

## Interested in Contributing to the Newsletter?

..Just contact the Management Office at [office@watergardenlasolas.com](mailto:office@watergardenlasolas.com) and include the "completed" item you'd like to see included in the next Newsletter. Thanks!