

# Flamenco Flyer



Volume 2 Issue 3

December 2010

**Flamenco Towers  
Condominium Association**  
3701 N. Country Club Drive  
Aventura, Florida 33180

**ASSOCIATION OFFICERS**

**President**..... Allen Roffman  
**Vice President** ... Andrew Solomon  
**Treasurer** ..... Karen Paige  
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**Director** ..... Ralph Krady  
**Director** ..... Tony LaMacchio  
**Director** ..... Sid Sherman  
**Director** ..... Sylvia Simha  
**Director** ..... David Bowen

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**Admin. Asst.** ..... Luisa Peña  
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**Monday-Friday**....8:30am-5:00pm  
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**NEWSLETTER EDITOR**

Sylvia Simha

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## Message from the Board President

A few reminders to keep your neighbors happy during the Holiday Season:

1. Abstain from disposing of cigarette butts on the Pool Area floor – or any other area without using the ashtrays.
2. Be kind and make sure you are dry before entering the elevators – this can cause an accident when someone else steps on the wet floor.
3. Watch your speed when driving inside the property - See David Bowen’s article on this issue.

And on behalf of the Flamenco Towers Board of Directors, We wish all of you a Happy, Healthy, and Prosperous New Year!!!

Allen Roffman - Board President

## Flamenco Social Club Welcome Back Party

Thanksgiving is over and my hope is that everyone had a lovely day.

We are now looking forward to our annual paid up membership function. Our “Welcome Back” is dated for December 11<sup>th</sup>, 2010 at 6:30 P.M. We have an excellent entertainer scheduled and of course a marvelous catered dinner.

Many other plans are scheduled to entertain everyone and I hope to see all our members participate. Keep your eyes on the bulletin board next to the mail boxes.

Erika Leib – Social Club President

## Message from Editor

This time of year we begin to plan our New Year resolutions. Perhaps we should think about all the things in our lives we have now;

1. Living in a great country
2. Living in a wonderful community
3. Living in a lovely home
4. Being a member of the Flamenco family

Sylvia Simha – Editor





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## DECEMBER 2010 / JANUARY 2011

Birthstone: Turquoise  
Flower: Narcissus

S	M	T	W	T	F	S
12	13	14	15	16	17	18
19	20	21	22	23	24 Office Closed Christmas Eve	25 Christmas Day
26 Kwanzaa	27	28	29	30	31 Office Closed	1 January Happy New Year
2	3	4	5	6 Three Kings Day	7	8
9 White Elephant Sale Rec Room 3:00 PM	10	11	12	13	14	15
16	17	18 Martin Luther King, Jr.'s Birthday	19 Board Meeting Rec Room 7:30 PM	20	21	22

## Social Club News

Hello Neighbors!

We would like to remind each and everyone at Flamenco Towers about the White Elephant Sale we are having on **Sunday, January 9<sup>th</sup>, from 3P.M. til 5P.M. in the Recreation Room.** This is for the benefit of condo entertainment.

Please bring in your unwanted items (excluding clothes) on Saturday, January 8<sup>th</sup> to the Conference Room located in the Lobby.

Should you have any questions, you may call Suzanne Guenoun at 305-936-1169.

We will greatly appreciate your donations.

Suzanne Guenoun  
Social Club Chairperson



## Monthly Reminders

**Effective December 1<sup>st</sup>, 2010:**

All cars that are covered must park in the guest parking area, and must in turn donate their parking spot to the Good Neighbor Program

### Disposal of Cardboard Boxes:

When disposing of cardboard boxes, please remember to break them up and bring them downstairs to your tower's recycling container area. This area is located right outside each tower's trash room. Your cooperation will ensure that our recycling area does not become an eye sore during the Holiday Season. Please be nice and cooperate!

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## Our Most Precious Possessions: Our Children ***PARKING LOT SAFETY AND YOU!***

Fourteen years ago, a good (younger) friend of mine asked at her Condo Interview if anyone had children here, because she was going to have several. Lorraine assured her it was okay. In 1997 that first child was born here. Today I am convinced Lorraine still provides services as a Guardian Angel.

Today we can't even count all the children who live here and come strolling through the doors every afternoon. Watch the kids get off the school buses and work their way through the parking lot and into the building. There are a lot of them. The demographics have changed

through the years. Young and old, we all share a common building we call HOME: a place of refuge and safety. Parking lots can be a dangerous place not only for other cars but for children and the elderly. My intent is raising the awareness of safety.

If you look in the November issue of the Flamenco Flyer you will see an article under "Monthly Reminders" on the Speed Limit in the Parking Lot. We ask for your continued attention to observe the Parking Lot Speed Limit of 5 MPH. We have had numerous accidents and incidents in the Parking Lot in the last few years. My car is parked

near the entrance and in the past two months I have had two near misses from speeding cars. I have personally seen one of my neighbor's cars get hit by her neighbor three times. Worse yet, the neighbor didn't even know or care to say anything and denied it. Of course the police were able to match the paint and damage and reparations were made.

Parking Lots are inherently dangerous places. Insurance company's statistics indicate that nearly 25% of all reported accidents occur in a parking lot. Why do I say reported? Like the neighbor above, over half of all park-

ing lot accidents involving a parked car are never reported. Many people will walk away from an accident if they think they can get away with it. Most parked cars will not report the incident to their owners or the police. The other reason is that in the United States 14.7% of all drivers are uninsured. In states like Florida and California that figure is closer to 22%.

Statistically, over 80% of bumper scratches occur during parking while 30% of the drivers feel it's OK to "love tap" your neighbor's car. Well, those love taps and scratches cost on aver-

*Continued on page 5*



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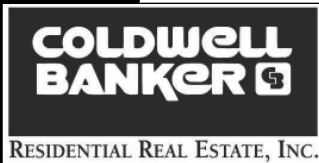
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**Parking Lot Safety (cont. from page 4)**

age between \$400 and \$1500 to repair. We may rationalize this and say, "Well, she has insurance." Insurance companies may raise car insurance premiums up to 40% for claims, even if the victim was NOT at fault. Consequently, the majority of victims never report or file an insurance claim.

I mentioned above that the demographics are changing. Elderly drivers face many challenges. After age 70 most people experience a decline in reaction time, poor vision and cognitive skills. The National Highway Traffic Safety Administration reports that Senior citizens comprise 9% of the population but account for 14% of traffic fatalities and 17% of pedestrian fatalities.

Drivers under age 25 are still the highest risk! Cell phone use and texting while driving have become a national safety hazard. Texting while driving is estimated to have the same risk as being nearly 3 times over the legal alcohol limit.

So how does this affect you? Remember all those kids coming home from school? Well, those are YOUR kids. Young and old, we all deserve a safe place to live. Don't take your safety and others for granted

And pedestrians, you share in this responsibility! It is all too common to see residents walking down the middle of the parking lot. Sadly, I even see a few who refuse to move over to allow cars to pass. Parents, teach your children to walk on sidewalks in those areas that have sidewalks. If no sidewalks are present, walk along the **side** of the road. Remember, after all this is a parking lot so use caution. Observe the 5MPH speed limit and stop signs.

In a safety awareness campaign I ask you not only observe and respect our Home and Community but discuss it with your family members and neighbors. Like any community violation, issues or concerns, notify desk security or the management office. Management will advise the owner/residents of any concerns and if appropriate issue a warning letter to the offender.

David Bowen – Security Chairman/Board Director



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## Thanks to the Few – A Plea to the Many

Thanks to all those who are participating in the GOOD NEIGHBOR program, detailed in the bulletin boards by each mail box area. Just a reminder for those snowbirds who will only be with us a short time this season: **SHARE YOUR PARKING SPOT** with year-round Flamencoites when you are not here.

You are not giving up your spot. Your spot will always be free and available to you when you are here and need it.

But while you are away, and not using the spot, there are many people who live here year-round that either need a second spot or need to park closer to the building due to health issues.

By seeing Luisa or Nikki in the front office and telling us when you will not be here, we can allow others to use your parking spot instead of a guest spot, which are otherwise usually filled up and unavailable for guests.

We have many new unit owners with 2 cars, so the GOOD NEIGHBOR program helps alleviate this problem while causing nobody to lose out...a win-win.

Please review the flyer by each mail box or stop by the front office so Luisa can explain it to you. Your cooperation is appreciated by all.

Andrew Solomon,  
Parking Committee Chairman

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## Letter of Introduction: *David Bowen, Director*

As the newest Board member I would like to take a moment to introduce myself. I have lived in Tower I for the past 11 years. Many of you may recognize me in an American Airlines (Purser/Cabin Supervisor) uniform, others a tennis outfit. I have been based at Miami International Airport for a total of 14 years and prior to that at New York's JFK International Airport for 5 years. Prior to life with AA, I was educated at Regent University in Virginia (M.A. Public Policy, 1986). Following two years at the Virginia Port Authority, I worked as a Foreign Trade Representative to the Brazilian Steel Industry from 1988 until 1992. My company specialized in Quality Control of U.S. Coal exports bound for Brazilian Steel Mills.

During the entire past 22 years I have lived in Condos from Manhattan, Belo Horizonte, Brazil and now, Aventura. Like many of you I have my own opinions and experiences about life in close proximity to our neighbors. As the newest Director, I hope to draw on

my experience to make sure management continues to have the necessary tools to do their job as efficiently and cost effectively as possible. Following the worst recession since the Great Depression, your Board of Directors is cognizant of the economic hardship on many of us. The new theme of "spending money to save money" indicates a policy of fiscal responsibility for the long term.



Earlier this year the Board hired an excellent management team. Nikki James, LCAM, Luisa Pena and Henry Tellez (Building Engineer) have proven an effective and competent team. This year the Flamenco replaced a much needed

new roof without assessments. Careful management of reserves and a strategic policy of investment to safe money is the new norm. It is with this Board under the guidance of President Allen Roffman that I look forward to serving.

As a community of 394 units communication is very important. It is important that the Board of Directors and Management keep you informed. Nikki James has implemented some excellent new communication tools. However, any communication is only as effective as YOU want it to be. Communication is a shared responsibility and requires your participation.

In addition to **Board Meetings** every 3<sup>rd</sup> Wednesday of the month and the "**Flamenco Flyer**", the new **Flanco Condominium Community Website** offers owner/residents the most accurate news and information available. That's right! **The Flanco Community Website** is up and running and will provide online, important information,

*Continued on page 9*

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**Letter of Introduction** (cont. from page 8)

regardless of your location, anywhere you are in the world. Again, **Board Meetings** are every third Wednesday of each month and are still the best way to keep up with current events, issues and information that affects you and your wallet. You want a voice? We encourage you to attend!

Each month I will be contributing articles on topics of concern to the Community which will be posted to the **Flamenco Flyer** and the **Flanco Community Website**. Topics of discussion will include:

(1) **Demographics** of our community. No longer are we a retirement community from the Northeast. We now have owners/residents from Brazil, Argentina, Peru, Colombia, Venezuela, Ecuador, Canada and

- Europe in addition to our “Snow-birds”. In 1997 our first child was born at the Flamenco. Today we have nearly a hundred kids shuffling home from school. How does that affect all of us??? Find out. Go Online or read the Flamenco Flyer!
- (2) **Parking Lot Speed Limit (5 MPH) and Safety; Why is the Speed Limit Important?**
- (3) **Personal Safety: Tips and Tricks; taking personal responsibility for your own safety.**
- (4) **Flanco Community Website: Tools, Flamenco Rules and Regulations, Board Minutes, Classified Advertisements, Social Club Meetings and Events, etc.**
- (5) **Hot Topics: Community Issues and Concerns: Noise and Problem Resolution (What to do and what**

- NOT to do); Parking, Pets
- (6) **Community Services: How does the City of Aventura interact with our Community? Cultural events, services, Aventura Shuttle Express, Recreation and events.**
- (7) **Communicate with your Building Manager**
- (8) **Choose to have your Building Manager Email you for Special Notices and Bulletins (i.e.: Water Shutoff, Construction Schedules, etc., even if you are away or in another country.**

I look forward to hearing from you and ask for suggestions, concerns and issues you would like included in your Community Website.

David Bowen, Security Committee Chairman / Board Director

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**If you are one of the many who have already registered...**



**FIRSTLY, "THANKS"!!!** The response we have received has helped us negotiate some incredible deals.

**SECONDLY, we will be updating the site with the official SCOUPON platform very soon!** We've been working hard to ensure its ease-of-use and security (and we are very proud of the results). Shortly after the software has been uploaded to the site, registered users will receive an email with your login info. Please login to your account to update your account password and to ensure you received your \$5.00 in "SCOUPON" bucks.

**THIRDLY, WE WILL BE OFFERING A FEW "PRE-LAUNCH" DEALS.** Our official launch is coming soon, when we will begin to offer a new deal every day. In the meantime, keep a watch on your Inbox for special Holiday Deals we just couldn't wait to share!

**FINALLY,** Once you've had a taste of SCOUPON, we are asking you to spread the word! As if the kudos you'll receive on sharing your find are not enough, we will be giving each user **\$5.00 in SCOUPON bucks for EACH and EVERY person they refer** - no limit! Share the love - you'll be thanked for it!

IF YOU HAVE NOT YET REGISTERED  
WHAT ARE YOU WAITING FOR?

We will not be able to help you once a deal  
has come and gone & you missed out

Get your \$5.00 in SCOUPON bucks just for  
registering before our official launch!

**GO GET YOUR**



For more information as a consumer or a business that would like to offer a **SCOUPON**, feel free to visit the site at: **www.SCOUPONline.com** or contact us at: **info@SCOUPONline.com** or call: 305-981-3503