

# Hi-Riser

Serving the condominium communities of Deerfield Beach, Hillsboro Beach, Lighthouse Point, Pompano Beach, Lauderdale By The Sea and Fort Lauderdale

## NOTICE TO OUR READERS:

Starting Dec. 2, look for the expanded Deerfield and Pompano Forum for all your Hi-Riser coverage.

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### BEACH REVITALIZATION



**COMPLETED** Deerfield's plan to revitalize its beach area and pier, which began about three years ago, is complete. The city spent \$5 million on a new pier and restaurants. As a result, the beach area near the pier is flourishing. STAFF PHOTO/MARIA MIKULAN MARTIN

## Condo town hall series offers open forum

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Lawyers from the Kaye Bender Rembaum law firm are bringing back their town hall series for condo residents and board members.

Now in its eight year, the annual educational series offers discussions, lectures, and a forum for those living in community associations to have their questions answered.

"Recognizing that there was no course being offered which allowed for a large variety of topics to be discussed during one program, we decided to come up with a format that would allow the at-

tendees to set the agenda and allow managers and board members a forum to have all their community association questions addressed, regardless of the underlying topic," said Michael Bender, a partner and lawyer with the firm.

The town hall series kicks off at 10 a.m. Dec. 9 in Pompano Beach at the E. Pat Larkins Community Center, 530 NW Third St. Other dates include Jan. 21 in Sunrise and Feb. 9 in Delray Beach. Admission is free.

The series emphasizes educating board members and residents on how

legislative changes affect their communities. Seminars will also focus on how to clear up misconceptions about living in a community and how boards operate and the power they can impose. The forum will also provide a platform for residents and board members to ask questions.

"Our expectations remain that all attendees will leave the town hall with a lot more community association education than when they arrived," Bender said.

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## Condo entrance draws concern over traffic

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A condo association's proposal for a second gated entrance is causing a stir among residents in Fort Lauderdale's Lake Ridge neighborhood.

When the Villa Medici Association Inc. proposed opening a second gate on the property at 1033 17th Way, board members anticipated little objection. As Mitch Haller, the condo as-

sociation's lawyer, noted, "the only egress now is onto Sunrise Boulevard, and you can only make a right turn."

At any time of peak traffic, he added, "Sunrise is a parking lot. And there have been numerous accidents at this corner."

The solution, according to Haller and the condo association, would be to open

the second gate on Northeast 11th Street that is currently only utilized by emergency vehicles.

When the condo association made a presentation before the neighboring Lake Ridge Civic Association last month, Haller said, they were expecting a routine approval.

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**Whistling**





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“While the program is scheduled for two hours, we typically run longer as we make sure that all questions from those in attendance are addressed.”

Bender said each year the concerns of attendees change and topics evolve as new issues arrive.

“With a better understanding of the issues the

board faces, an educated board will be in a better position to timely and properly address those issues,” Bender said. “It also allows educated residents to better understand the role of the board in governing the association.”

*For information about the town hall series or reservations, call 954-776-1999, ext. 242.*