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THE BOCA BEACH REPORT

January 2012

*Privileged
information about
your real estate*

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This publication is not a solicitation but is an information service from this real estate office.

The Risks Of Carbon Monoxide Poisoning

Smoke detectors have been required in residences for many years. Now some states are requiring that carbon monoxide detectors be installed in all homes.

In 1993, Chicago became the first municipality to require the installation of carbon monoxide detectors in new residences. Other State and local governments have either followed suit or are considering doing so.

The Consumer Products Safety Commission warns that carbon monoxide exposure is most harmful to unborn babies, infants, people with anemia and persons with a history of heart disease.

Carbon monoxide poisoning represents a silent, but very real, killer. The colorless, odorless gas is found as a result of "incomplete" combustion. People become ill when their heaters are not properly vented or are broken, when their automobile is allowed to run in a confined space, when indoor appliances such as gas ovens and dryers operate improperly, and in other similar ways.

When victims inhale carbon monoxide, the gas enters into their bloodstream and replaces life-sustaining oxygen. Carbon monoxide imitates oxygen, thereby fooling the victim's body into

thinking that there is no problem. This continues while the victim becomes sicker and sicker.

Carbon monoxide mimics the behavior of oxygen without providing its benefits. It is transported through the body and rather than feeding body organs, it cruelly starves them. Because the body needs even more oxygen, the victim's heart rate increases, which brings on poisoning at a more rapid pace. As poisoning continues, a victim can face difficulty breathing, heart damage, brain damage and coma. If fresh air does not become available, the victim can die.

Watch For Symptoms

Initially, carbon monoxide poisoning creates symptoms that are, unfortunately, similar to the flu. This includes headaches, confusion, and nausea. As gas levels increase in the bloodstream, victims may lose consciousness.

Because carbon monoxide poisoning symptoms appear to be flu-like, many who become ill do not realize that they have become poisoned. This can create a real problem, because it is important to remove victims from the poisoned environment as promptly as possible.

If you or a family member has been poisoned by carbon monoxide, the



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- Other _____
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E-mail _____

If your property is now listed with a broker, please disregard this offer. We will cooperate with other brokers.

Carbon Monoxide...*(continued from page one)*

experts recommend the following action: First, get fresh air immediately. Second, turn off the combustion appliances such as heaters, ovens, etc. After leaving your house, or where it is that you have become sick, call for emergency assistance and tell the operator that you believe you have become poisoned by carbon monoxide. This is important because it may not be readily apparent if you later become unconscious.

For many years, few people discussed this danger. In 1994, tennis star Vitas Gerulaitis died as a result of carbon monoxide poisoning and that incident helped publicize this threat.

It is believed that about 1,500 people die every year in the U.S. from carbon monoxide poisoning. Thousands more become sick.

Indoor appliances which are not probably vented or are otherwise faulty can lead to carbon monoxide poisoning. It is important that these appliances be regularly checked.

Carbon Monoxide Detectors Can Help Protect Your Family

In the last few years, carbon monoxide detectors have become available and these devices can save lives. They are inexpensive, easy to install, and generally appear to do their job.

According to the Consumer Products Safety Commission, carbon monoxide detectors and alarms can provide much protection against carbon monoxide poisoning. Some suggest that they be installed in hallways near every bedroom in the house. Care must be taken to ensure they are not covered by furniture or by drapes.

There are other measures that should be taken to avoid carbon monoxide poisoning. Never burn charcoal inside your home or any other confined space. Also, do not leave a car running inside your garage, even with the door open. And, do not use gas appliances, such as your range, oven or clothes dryer, to heat your house.

Reduce Energy Usage With Basic Home Improvements

We probably will never see the inexpensive energy rates of the past. The days of cheap energy may be over. If you have had higher utility bills already this winter, there may be something you can do about it.

A major home improvement store chain reported in this year that the purchase of energy-saving products continues to boost profits. Sales of insulated windows and blinds, light switch dimmers, fiberglass insulation, programmable thermostats, weatherstripping and light-reducing window film had risen over 25 percent.

The demand for fluorescent light bulbs and water-heater insulating jackets has more than doubled.

Since the gasoline crises of the early 1970s, home-construction

techniques have favored energy-efficiency. However, the majority of houses in this country were built in times when energy was less expensive. No one ever worried about raising the thermostat because there was a seemingly endless supply of fuel oil, natural gas and electricity.

Now homeowners need to retrofit older houses to reduce energy costs.

Here are a few suggestions of these improvements and how much you might save:

Replacement Windows

The savings of the gas, electric or oil bill for the following year will be the final answer of the savings of the energy-efficiency of a replacement window. But double-pane windows with low-e (emissivity) coating can reduce heating bills by 35 percent in cold climates, compared with uncoated, single-pane windows, according to the Alliance to Save Energy, a Washington, D.C., advocacy group.

Low-e coatings let in visible light but block radiant heat losses to cut heating bills. The windows should have solar control, or "spectrally-selective," coatings to block solar heat gain to save cooling energy but let in visible light.

The glass is not the only thing. Windows should have insulated frames. Metal frames without insulation are less efficient. Vinyl, insulated vinyl, fiberglass, and wood frames are the most efficient.

The gas filler in a double-pane window is critical to energy efficiency. High-efficiency models use argon or krypton gas instead of plain air. These conduct very little heat and help the window's insulating properties. The material used to create the separation between the two panes of glass, called a *thermal break*, used to be

metal. New materials are better-insulating and make the overall window more efficient.

Window Film

Window film was first used in commercial buildings with large windows, but then made available for home use. The film is applied to the glass to reduce infrared solar heat and ultra-violet radiation but lets in light. Some of this window-film can filter out as much as 98 percent of the heat while letting the light in. It can cost several hundred to several thousand dollars for an entire house.

Insulation

Fiberglass or cellulose insulation is one of the least-expensive and easiest ways to control the climate indoors.

The attic is the easiest and least expensive place to insulate. The insulation installed between the joists will keep warm air from rising higher than the top floor of your house and the heat of the sun from making that top floor even hotter in the summer.

Insulation is measured in R-values. The higher the R-value, the better walls and the roof will be able to resist the transfer of heat. The federal Department of Energy recommends ranges of R-values based on heating and cooling costs and climate conditions.

For example, attic insulation might have an R-value of R-49 in a very cold climate such as the New England states and a very warm climate such as Phoenix. The goal is to block the transfer of heat through the roof, whether it is coming from outside or inside.

R-11 to R-28 insulation is recommended for interior walls, again depending on the climate.

Some fiberglass insulation is

paper-faced, which makes it easier to handle and install. A roll of paper-faced R-19, for example has enough insulation to cover 87 square feet. Just measure the area to get an accurate cost at the home improvement store.

Programmable Thermostats

An excellent investment for little cost, probably about \$100. You can save as much as 10 percent a year in both heating and cooling costs by adjusting the times you want the furnace or central air system to be turned on or off automatically.

Light Dimmers

They typically cost \$16 to \$29, but say electric utility companies, you can "reduce lighting intensity, increase the life of the bulbs and save energy." However, never use dimmers on any fluorescent lighting.

Weatherstripping

Weatherstripping tape, felt or foam, costs from under \$1 to \$12, depending on the level of sophistication. This is an easy and quick way to stop air leaks.

Fluorescent Bulbs

Fluorescent bulbs do cost more than incandescent bulbs, but they are more efficient and can last six to 10-times longer, thus paying for themselves over a short time.

Water Heater Jackets

This sounds good, but it is not. Water Heater Jackets cost under \$30, but if you put one on an old or inefficient water heater, it is a waste of time and money. Water heaters tend to last 10 to 15 years, so as the replacement date approaches, consider an energy-efficient model. They, like fluorescent lights, cost more but save enough money over the long term to pay for themselves. □

Boca BEACHFRONT Availability

The following is a summary of the available and pending residences located on the East (BEACH) side of OCEAN Blvd. (A1A) in Boca Raton. 0.1% to 3.9% is Low Inventory * 4.0% to 6.9% is Balanced Inventory * 7.0% to 9.9% is High Inventory * 10.0% + is Excessive Inventory

North Beach

(North of Palmetto Park Road on North OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
2150	Aegean	8	0	0.0%	0	SOLD OUT	N/A	0
2070	Athena	4	0	0.0%	0	SOLD OUT	N/A	0
2066	Ocean Reef Towers	55	4	7.3%	829	289.9K to 899.9K	560K	0
2000	Brighton	39	3	7.7%	332	999K to 1.35M	1.216M	0
S/T	North Beach	106	7	6.6%	616		841K	0

Boca Beach

(South of Palmetto Park Road to the Boca Inlet on South OCEAN Blvd. - Listed from North to South.)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
250	Marbella	155	4	2.6%	154	645K to 765K	715K	1
310	Boca Mar	38	0	0.0%	0	SOLD OUT	N/A	0
350	Beresford	53	2	3.8%	352	895K to 1.05M	973K	0
400	Excelsior, The	27	4	14.8%	336	2.6M to 3.495M	3.049M	0
500&550	Chalfonte, The	378	7	1.9%	220	419K to 1.425M	715K	4
600	Sabal Shores	125	10	8.0%	381	314K to 999K	535K	0
700	Sabal Point	67	3	4.5%	336	379K to 650K	486K	0
750	Sabal Ridge	31	3	9.7%	175	1.098 to 1.499M	1.299M	0
800	Presidential Place	42	1	2.4%	422	4.2M	4.2M	0
S/T	Boca Beach	916	34	3.7%	293		1.086M	5

South Beach

(South of the Boca Inlet on South OCEAN Blvd. - Listed from North to South)

Address	Condo Name	TA	AA	%A	ADOM	Price Range	Average	PC
1180	Cloister del Mar	96	3	3.1%	47	295K to 379K	334K	2
1200	Cloister Beach	128	8	4.7%	132	275K to 480K	378K	0
1400&1500	Addison, The	169	12	7.1%	504	649K to 2.675M	1.297M	0
1800	Placide, The	54	7	12.9%	139	575K to 840K	707K	0
2000	Whitehall	164	7	4.3%	94	395K to 649K	488K	1
2494	Aragon, The	41	3	7.3%	287	1.995M to 2.95M	2.465M	0
2500	Luxuria, The	24	3	12.5%	257	3.5M to 5.2M	4.183M	2
2600	Stratford Arms	120	3	2.5%	13	600K to 699.9K	640K	0
2800	Whitehall South	256	8	3.1%	145	409K to 890K	617K	1
3000	3000 South	80	4	5.0%	142	515K to 679K	600K	0
S/T	South Beach	1132	58	5.1%	212		986K	6

Totals	Jan. 2012	2154	99	4.6%	268		1.010M	11
Totals	Jan. 2011	2154	122	5.7%	238		1.204M	8

Key:

TA = Total Number of Apartments in Development * **AA** = Number of Apartments Available For Sale
%A = Percent of Apartments in Development For Sale * **ADOM** = Average Number of Days on Market per Listing
PC = Number of Apartments SOLD and Pending Closing

This information is compiled from RMLS, Inc., on November 26, 2011. This representation is based in whole or in part on data supplied by the RMLS, Inc. RMLS, Inc. does not guarantee or is not in any way responsible for its accuracy. Data maintained by RMLS may not reflect all real estate activity in the market.