



Royal Embassy

Monthly Newsletter

Volume 1 Issue 2

May 2011

**Royal Embassy
Condominium Association**
5750 Collins Avenue
Miami Beach, Florida 33140

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Harry Katriel

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Message from the Management

The Management of Royal Embassy Condominium is aware that in all too many instances, some residents are using the trash rooms in a way that is upsetting the majority of us. Unfortunately, signs, letters or a personal approach does not seem to be helping the situation. For this reason the Management finds that it is propitious to remind to all of us of the Rules related to the use of the trash rooms.

Please contain all trash in plastic bags before depositing in the trash chute. The trash bags should be of a size that fits in the chute. Oversized plastic bags left on the floor or put in recycling bins is not permitted as they create a pest control problem. If the trash will not fit easily the chute door, bring it downstairs to the main trash room. On a number of occasions people threw boxes or other large objects resulting in clogging the chute. Do not leave any trash, in or out of bags or pizza boxes on the trash room floor.

As you know, in each trash room there are two recycling bins. One is for newspapers **only**. Please flatten them before depositing in the respective bin. The other bin is for aluminum cans and glass or plastic bottles. Please clean them before depositing in the respective bin in order to prevent bad odors.

Please do not place raw garbage in the recycling bins.

Help us to keep our building clean.

The Management



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Notes from the Management

Another planter located in front of the building was landscaped. The remaining planters will be done over a period of time and completed by the year's end.

Special thanks to Marcela de Santos of apartment 7-C for her contribution of photographs which are being displayed in the lobby area next to the elevators.



Also we want to express our gratitude to Richard Hemmered of apartment 4-B for initiating the contact with Coastal Group Publications, Inc. who is publishing the Newsletter for Royal Embassy.

We are working on creating a Website for Royal Embassy Condominium. When the Website is completed, we will post the information in the Newsletter.

Have a Safe

MEMORIAL DAY WEEKEND!

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

Drive Safely. More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

Play Safely. If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.

Remember Wilma, Frances & Jeanne? Be Prepared ...

The 2011 tropical storm season in Florida kicks off June 1st ... and it's never too early to prepare your community for the worst-case scenario of a direct hit by a major storm.

Unfortunately, many condominium and homeowners' associations don't realize that most standard hurricane preparedness materials are not geared towards community association boards whose decision-making authority in preparing for and recovering from storm damage must be exercised in accordance with applicable Florida Statutes and the community's own governing documents.

That includes having all insurance documentation in order before a storm, date stamping video and photography of the community and insisting on proper filing of any claim to ensure your community can recover all insurance monies owed to you. It is possible to avoid what happened to associations like the Monaco Beach Club in Naples after Hurricane Wilma in 2005 where owners were each burdened with \$100,000-plus in special assessments for repairs their insurer should have covered. The members of that community have since filed a class action lawsuit against their board for an insurance claim gone horribly wrong.

That's why the Law Firm of Katzman Garfinkel & Berger and its Community Advocacy Network have once again released the "Hurricane Preparedness Guide for Community Associations" as part of their Law and Learning Center Guidebook Series, available at no cost as a public service to your association.

Download a free copy of the "Hurricane Preparedness Guide for Community Associations" from our website or call us toll free to learn more about how Katzman Garfinkel & Berger can help your community in its hurricane preparation and damage recovery efforts.



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Friendly Reminders

Summer is almost here and the use of the beach and the pool area is attracting more and more of our residents. It is also the time to remind all our residents and their visitors of the Rules related to these two areas.

- Please keep in mind that the exit to the beach is through the back lobby door. Shoes/sandals must be worn in the indoor common areas at all times, and bathing suits must be covered with a robe or shirt while inside the building.
- Coming back from the beach, please remove all sand and tar. Not only can the tar leave spots on the building floors, but sometimes it cannot be removed.
- Going directly from the beach to the pool area being covered with sand and then entering the pool before showering, can clog the pool filters, causing unnecessary expense to all of us.
- Please be reminded that residents and their guests are swimming at their own risk. There is no life-guard on duty, and the Association assumes no responsibility for loss of life or accidents, at any time, whether an employee is present or not.
- The use of the pool is exclusive to residents and their guests.
- No children under the age of 13, are allowed in the pool area without being accompanied by an adult.
- Children not yet toilet-trained must use plastic pants or plastic lined dip-pers while in the pool.
- No running, pushing or ball playing allowed in the pool area.
- No bicycles, surfboards, skateboards, etc. allowed in the pool area.
- All persons with suntan oil must first shower before entering the pool. Our pool filters clog quickly when this rule is not observed.
- No pets, dogs, cats, etc. allowed in the pool area.
- No **glassware, glass bottles or glass plates** are allowed in the pool area. Please use plastic.
- Full length towels must be used on chairs. (suntan lotion stains the chairs).
- Residents are responsible to notify to their guests of the pool and beach Rules.

Please keep in mind that these Rules are for your benefit and the benefit of all residents of Royal Embassy Condominium.

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