



CENTRO

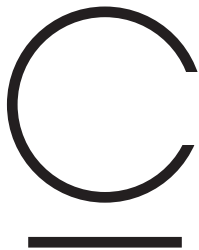
A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 4 Issue 2

February 2021

CENTRO DOWNTOWN Condominium Association, Inc.

151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager ...Elena Louchpii, LCAM
manager@centrocondominium.com

Admin Asst.... Lauren Gutierrez
admin@centrocondominium.com

Front Desk..... Jorge Pascual
Front Desk is available to residents 24/7

Frontdesk@centrocondominium.com

Packages are available to be picked up at
Amazon Hubs and/or Front Desk at any time.

ASSOCIATION OFFICERS

Pres. & Treas.... Shai Ben-Ami
Secretary..... Mandi Miranda

Director Anthony Elias

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

Mon - Fri.. 9:00 am - 5:00 pm
Temporarily working with "closed door" policy

Maintenance Service for Centro Downtown

Please contact the management office at 305-440-0566 or Manager@centrocondominium.com to place an order for a service. Centro Downtown and FirstService Residential shall be deemed indemnified by the owner/resident. An indemnification and authorization to work in unit form must be signed prior to commencement of work. **Payments must be received by the management office before any work is scheduled.**

SERVICE	PRICE	NOTES
AIR CONDITIONING SERVICE		
Filter Change Hallway	\$15.00	Includes Quality Pleated Filters
Filter Change Ceiling	\$25.00	Includes Quality Pleated Filters and removal of panel
Cleaning Drain Pan and Line	\$85.00	Includes Drain Pan Pro-Treat and Treatment Pills
Thermostat Battery Change	\$10.00	Batteries included
Thermostat Change	\$150.00	Standard Thermostat only. Thermostat not included
TOILETS		
Filler Valve Inside Water Reservoir	\$50.00	New filler valve includes installation
Toilet Flapper Change	\$25.00	New flapper includes Installation
GENERAL PLUMBING		
Clogged Sink/Bath/Shower Drain	\$50.00	Severe blockage may require plumber
Shower Head	\$25.00	Installation only (resident provides shower head)
Garbage Disposal - Clogged	\$50.00	Clear blockages and any minor adjustments
Garbage Disposal - Changed	\$85.00	New garbage disposal is not included. Installation only
ELECTRICAL		
Kitchen Change Light Bulb	\$15.00	Installation only
Battery Change	\$15.00	Per device and batteries included
Light Bulbs	\$10.00	Light Bulbs
MISCELLANEOUS		
Copy of Unit Key	\$25.00	Per key
Mailbox Lock Change	\$35.00	Includes 2 Keys and the lock
Sliding Glass Door Handle	\$170.00	New handle includes installation
Greasing Sliding Glass Doors	\$15.00	Per Door/Window. Lubricate only

Please be aware that maintenance services exclude ALL major appliances: washer, dryers, refrigerator, dishwashers etc. Please contact an appliance technician directly.

WE DO NOT RESET MAIN ELECTRICAL BREAKERS WE DO NOT SERVICE JOBS OUTSIDE THIS LIST, WE DO NOT PROVIDE PARTS, WE DO NOT TROUBLESHOOT

All jobs MUST be scheduled with the Management Office:
Manager@centrocondominium.com

February

UPPER LOUNGE IS OPEN FROM 7:00AM-7:00PM



All residents must wear facial masks.

(RESERVATION ONLY)

- Maximum 4 people at a time.
- Please register with the Front Desk for up to 4-hour access. You will receive a colored wrist band.
- Front Desk will provide access through pool to residents with reservations only.
- Residents will be required to stay 6 feet away.
- No children.
- Front Desk will provide access to residents with reservations only.
- Sanitizers are available at entrance and exit points.
- No guests allowed. Residents only.



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GYM SCHEDULE

GYM SCHEDULE	DISINFECTING
7:00am-11:00am	
11:00am-11:15am	CLOSED for cleaning (10:15am-10:30am)
11:30am-3:30pm	
3:45pm-4:00pm	CLOSED for cleaning (2:45pm-3:00pm)
4:00pm-7:00pm	



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References
Resume Available on Request

NO SMOKING RULE

Smoking is prohibited throughout the entire residence, including but not limited to **common areas, entrances and patios, hallways, pool area, spa, gym, stairways, foyers, fire escapes, elevators, roof tops, etc.** Please do not throw cigarette butts and any other objects off your balcony which may cause damage or injury to your neighbor and property.



ILLIGAL SUBSTANCE RULE

Smoking illegal substance will be a subject to **Violation and the Penalty.** Drug dealing, distribution or manufacturing is not allowed at Centro Downtown. This includes, but is not limited to, the buying and selling of any illegal drugs or prescription medication on or immediately surrounding the building by tenants and their guests/visitors.



PATRICKJAIMEZ PA

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patrickjaimez@gmail.com

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Commissioner
Eileen Higgins
District 5



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CALL - EMAIL - SOCIAL

www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov



@CommishEileen

COVID-19 VACCINES

Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.

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