

# COASTAL NEWS



*A Newsletter for the Residents of The Coastal Towers Condominium*

Volume 8 Issue 5

February 2021

## PROPERTY STAFF

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## IMPORTANT NUMBERS

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**Security/Lobby** ..... 305-945-2471  
**Security Gate** ..... 305-944-5778  
**Email** ..coastaltowersops@gmail.com

## OFFICE HOURS (Unit Owners Only)

**Mon. - Fri** ..... 8:30 AM-4:30 PM  
**Closed** ..... 12:00 PM-1:00 PM  
**Realtor Hours** ..... M-F 10-10:30 AM  
3:30-4:30 PM



**COASTAL TOWERS  
Condominium Association, Inc.**  
400 Kings Point Dr,  
Sunny Isles Beach, FL 33160



## 50 YEARS RECERTIFICATION PROCESS

During the month of January, our Board of Directors have conducted several meetings via Zoom with Mr. Clayton Parker, Building Official of the City of Sunny Isles Beach regarding an extension to start the procedures to complete the 50 years recertification of Coastal Towers that is required and necessary.

A petition written and presented by Mr. Rodolfo M. Mendible, President of the Board of Directors, on January 28, 2021 on behalf of all owners of our community, was well received by Mr. Parker. The response from Mr. Parker has been very positive. The City of SIB is clearly showing consideration and cooperation to the petition.

At this point, we have received a verbal agreement from Mr. Parker giving our community 6 months to start the 50 years recertification process. Our Board of Directors will continue to have open communication with Mr. Parker in order to further establish when the applications need to be submitted to the city.

This petition has been presented to the City of Sunny Isles Beach to avoid imposing a special assessment at this time. We are actively seeking to delay the inevitable necessity to cause a financial affliction to all Coastal Towers owners. The 50 years recertification **must be done** to comply with the requirements of the City of Sunny Isles Beach. Our mission, as your elected Board of Directors, is to prevent a financial and emotional impact to all owners at this time of uncertainty and distress. We have all been affected by the COVID-19 pandemic. We are working towards averting the stress and burden a special assessment will cause at the present time.

## Coastal Towers Condominium Association, Inc.

400 Kings Point Drive Sunny Isles Beach, FL 33160  
Tel: 305-945-6326 Fax: 305-944-7341

01/28/2021

To: Mr. Clay Parker

RE: Extension request for the 50 Year Recertification

We are hereby submitting a petition on behalf of the owners of Coastal Towers Condominium community. Due to the harsh and alarming situation we are going through, caused by COVID-19 pandemic, and the damaging impact it has had in our community and the world at large,

*Continued on page 2*

**Recertification** (cont. from page 1)

we are asking the city of Sunny Isles Beach to grant us, as an act of concern and kindness for the well-being of our community, an extension to start the process for the 50 Year Recertification.

Be advised that 48% of the community are rentals. 36% of the owners have not received rent payments from tenants for at least 3 months, most of them for more than 6 months. 34% of those owners are behind in mortgage payments of their apartment here in the building. We have 32 vacant units currently listed for rent; those listings have been in the open market between 3 and 8 months awaiting tenants. The hardship we are going through is troubling and evident with these numbers. Making the owners pay for a special assessment represents a severe and grave financial burden under the critical conditions we are facing.

The construction presently in effect on 159 Street with the addition of new construction by Marina Del Mar is another element that has caused and intensely negative effect in the living conditions of our community.

A few owners are comfortable paying for an assessment right now, most of us are not. The great majority of owners will be heavily impacted financially by imposing an assessment at the present time.

We are very aware of the urgency and importance of the repairs and updates needed in our community. Most of us are permanent residents and we are cognizant of the obligation we have to complete the requirements of the 50 years re certification.

We know it is imperative we assume the start of the recertification process, however, in light of the upsetting, stressful and painful situation we are living, we are asking for an extension of 12 months to begin the recertification procedures with The City of Sunny Isles Beach, therefore avoiding a further negative financial and emotional impact in most of the owners, and avoid further distress to the owners in our community.

We sincerely value your time and consideration to this matter.



Rodolfo Mendible  
President

Coastal Towers Condominium Association, Inc.



## Coastal Towers Board of Directors Elections 2021

The 2021 Annual Meeting & Election was held on **Wednesday, January 27, 2021** in the Social Room beginning at 7:00 P.M. All the votes were validated and counted in the presence of **Diana Zayas-Bazan, CMA, CMCA**, Experienced Community Association Election Monitor, Florida Supreme Court Certified, County Mediator 36303 C

Votes from all valid Ballots were counted and noted on the Election Monitor Record.

### The 2021 Board of Directors

Rodolfo M. Mendible, President  
Ricardo Brito, Vice President  
Pablo Guede, Secretary  
Brando Grillet, Treasurer  
Mauro Sangio, Director  
Joe Pihno, Director  
Nohra Garcia, Director

Thank you to all owners that participated in this very important process. Your valuable cooperation is highly appreciated by the Board of Directors. Thank you for making the election process a success!

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### Shuttle Routes

The City provides free Community Shuttle Service 7 days per week with three lines running simultaneously for the convenience of residents and visitors.

- **Orange Line #1** runs Monday to Sunday 8:00 am to 7:35 pm
- **Orange Line #2** runs Monday to Saturday 8:00 am to 7:50 pm
- **Blue Line** runs Monday to Friday 7:45 am to 3:50 pm

### Mount Sinai Transportation Services

- The SIBshuttle is available for transportation to Mount Sinai Miami Beach. Service is available by appointment only.
- Appointments must be made by noon the prior weekday.
- Book an appointment online
- You may also make an appointment by calling 305.792.1706.

### Things You Should Know

- Ride is FREE
- Be early
- Times are approximate due to traffic
- Install the SIBshuttle smartphone app to check shuttle's current location and estimated time of arrival
- Call 305.741.0907 to check the estimated time of arrival for each line at any bus stop
- During school drop-off (7:30 – 8:45 am) and pick-up times (1:30 – 3:30 pm, except Wednesdays 1:30 – 2:30 pm), the northbound shuttle bus will not access Pelican Community Park (stop 17) through 181 Drive. Instead, the shuttle bus will stop at 181 Drive and Atlantic Boulevard (northbound).
- No tipping
- Children 12 & under are not allowed to ride without an adult
- No smoking, food or drinks
- No pets permitted on City Shuttle Buses except for service animals permitted under applicable law
- If you have any questions, ask the driver!
- Handicapped Services
- All SIBshuttle buses are handicap accessible, equipped with a lift for wheelchairs.

## POWER GENERATOR SWITCH

**KW Power Systems** has been contracted by the Board of Directors of our condo association to repair and replace the generator transfer switch. KW Power Systems will be replacing a 200 amp and a 400 amp switch. The transfer switch is used to trigger the generator automatically when the exterior power fluctuates or the power goes out due to a power surge, tropical storms, hurricane or other circumstances.

The generator will automatically engage and supply emergency power to one elevator and all of the emergency lighting within the community. The work will not interfere with the daily operations of the association. The repair and work is **mandated and regulated** by Miami Dade County Fire Rescue Department. Once the work has been completed MDC Fire Rescue will conduct an inspection and approval of the installation and functionality of the transfer switch.



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## Freight Elevator Repair

The travel cable to the freight was found damaged by OTIS technician.

Due to the damage of the travel cable, the elevator had to be taken off line. A new travel cable has been ordered as of 02/02/2021. The new travel cable is being shipped by ground and OTIS elevator should receive delivery sometime next. The repair to the travel cable should take about one or two days due to the weight of the cable. The cable will run from the mechanical room on the roof to the first floor. OTIS has also discovered that the spring that is inside the elevator shaft also needs to be removed and repaired. The repair will work in conjunction with the replacement of the travel cable.

## Unit Keys

Please, be sure to have a current copy of your unit keys with the management office! All residents must have a copy of your unit keys on file in the office key safe. In the event of maintenance or other emergency which requires entry to your unit, if we don't have the keys, we will have to drill out the lock to enter the unit. The unit owner is liable and responsible for any damage to the lock and/or door as well as damaged to other units as a result of the emergency. We appreciate your cooperation in this matter.

## Monthly Financial Statements

All Owners are invited to receive a copy of the monthly financial statements upon request. All operating expenses, revenue received by the association, balances, etc. appear on the statements. Please, visit the management office during business hours, Monday thru Friday from 8:30 am to 4:30 pm and request a copy.

## Trash Chutes

Please, be advised that you must throw your trash into the trash chute in a **resistant sealed plastic bag**. The recycles must be placed neatly into the recycle bins. We will be reviewing video and will issue a **\$100 per violation** charges against those residents that are deliberately throwing trash on the floor. **Do not leave any trash bags on the floor of the trash room.** Why would you want our cleaning staff to endure cleaning your mess? They work very hard to keep our building clean and neat. Isn't that the way you want to see the building?. Please, don't make their jobs harder than they already are. **Do not leave any unwanted items in the common areas of any floor by the service elevator.**

## Atlantic Broadband Internet and Phone Service

Atlantic Broadband will be replacing the main cable feed that provides internet and phone service to Coastal Towers. They will be installing underground from the front gate all the way to the building. Atlantic Broadband is updating their wiring system in order to meet new requirements that are in place for their new high speed digital system. The system that is being replaced is twenty years old. There will be interruptions due to the new digital lines. As soon as Atlantic Broadband gives the condominium association an update of the dates of the work, the information will be forwarded to all of the residents.

## Attention Visitors & Residents

Short term/vacation rentals of any kind is strictly prohibited. Short term renting of any part of your unit is a violation of our rules and regulations. If these rules are violated, short term renters will be asked to leave the property and the unit owner will be subject to substantial fines.

## Atencion visitantes y residentes

*Corto plazo/alquiler de cualquier tipo está prohibido. Alquiler a corto plazo de cualquier parte de la unidad es una violación de nuestras reglas y regulaciones. Si se violan estas reglas, los inquilinos a corto plazos se pedirá que desaloje la propiedad de inmediato y el propietario de la unidad será multado severamente por las violaciones.*

## Mom & Daughter Beauty Salon



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• Ombre Style

Call for Appointment. Walk-ins Welcome. Last appointment 6 pm. \*Hours subject to change. Please call ahead to confirm.



## ATTENTION

Lobby/shopping carts are only to be used for groceries, luggage or small items not for contractor use. Violators will be subject to fines.



shopping cart



Bell cart

Residents please use service elevator when using bell carts. Shopping carts can be used in all elevators. **ID is required in order to use lobby/shopping carts please see front desk for service.**

## PEST CONTROL

Tuesday's starting at 9:00 am

**1st. Tuesday of the Month:**

Floors 16 thru 12

**2nd. Tuesday of the Month:**

Floors 11 thru 8

**3rd Tuesday of the Month:**

Floors 7 thru 4

**4th Tuesday of the Month:**

Floors 3 thru 1

Please see Security guard in the lobby to schedule spraying of your unit.





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## MEMO TO ALL RESIDENTS

### Lobby Area:

- NO bicycles, scooters, skateboards, hover boards, rollerblades.
- Must wear clothes with bathing attire while in the lobby
- Must wear tops, bottoms and shoes must be worn at all times while in the lobby

### Pool Area:

- NO FOOD or DRINKS in pool area!
- NO Glass items allowed on Pool Deck area!
- When entering the building please dry and cover yourself!
- **NO LOUD MUSIC**
- **NO SMOKING IN POOL DECK AREA**

### Guest & Visitors:

- **All guests and visitors must be registered with security!**
- All GUEST and VISITORS must park in the GUEST PARKING AREA.
- GUEST and VISITORS not adhering to policy will be towed at owner's expense.
- Parking fee begins at 10:00 p.m. Monday thru Sunday.
- Parking fee is \$5.00
- Guest parking cannot be used as secondary parking under any circumstances.

### Balconies:

- **ONLY OUTDOOR FURNITURE IS PERMITTED!**
- Balconies must not be used as storage!
- No bicycles, storage containers, kayaks, grills, hang lights, satellite dishes.
- No clothing hanging from balcony railings!
- No debris should be thrown from balconies, specifically cigarette buds!

### Short Term Leases:

- Any unit found to be a short term rental will be fined and reported to Miami Dade County.

### ESA And Service Animals:

- **MUST BE ON A LEASH AT ALL TIMES**

### Moving / Deliveries:

- Moving is NOT PERMITTED after 4:30 p.m. Mon – Fri.
- Moving NOT PERMITTED AT ANY TIME ON THE WEEKENDS / HOLIDAYS!
- Delivery of furniture or appliances is NOT PERMITTED ON WEEKENDS / HOLIDAYS!
- All deliveries must be registered with management office.

### Construction:

- **No work allowed on WEEKENDS / HOLIDAYS!**
- Work hours are from 8:30 a.m. until 4:30 p.m. Monday to Friday only!

Management would like to thank all residents in advance for following the approved “**Rules and Regulations**” of Coastal Towers Condominium. It is important to understand that living in a community means that all Residents have the right to peaceful enjoyment of their homes. Not following the Rules and Regulations will result in fines.



It has come to the attention of the association that some owners/renters are constantly throwing cigarette butts and throwing trash over their balconies.

### PLEASE DO NOT THROW CIGARETTE BUTTS OFF YOUR BALCONY.

Cigarette butts can land on a balcony below you and could cause **FIRES** and/or damage someone's balcony furniture or the vehicles below; even worse, could **seriously injure** someone. **This is a most crucial and severe safety and fire hazard issue.** Substantial fines will be imposed by the condo association to any resident that is caught causing this dangerous action. **Please cease these types of behavior.** Thank you for your cooperation and understanding.

☒

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**HABLAMOS ESPANOL**

# LIVING IN THE FLORIDA RIVIERA

## SUNNY ISLES BEACH NEWS AND EVENTS

### WiFi now Available at Samson Oceanfront Park

WiFi is now available for residents to utilize at Samson Oceanfront Park. This new installation marks the sixth park equipped with free WiFi. The following parks are ready for you to connect: Golden Shores Park, Heritage Park, Pelican Community Park, Samson Oceanfront Park, Senator Gwen Margolis Park, and Town Center Park. WiFi will soon be installed at Intracoastal Parks and Gateway Park. The SIB Government Center also offers free WiFi.

**FDOT Bridge Rehabilitation Project on SR 856/William Lehman Causeway.** The Florida Department of Transportation (FDOT) has begun a bridge rehabilitation project. Work will take place on the northbound and southbound bridges along SR 856/William Lehman Causeway over the Intracoastal Waterway (bridge numbers 870606 and 870607) in the cities of Aventura and Sunny Isles Beach.

### WORK TO BE PERFORMED

- Cleaning and painting the bridge and repairing the steel structures
- Repairing bridge deck and underside concrete
- Repairing bridge drainage
- Replacing traffic delineators on the bridge

### LANE CLOSURE AND DETOUR INFORMATION:

To do this work safely, it will be necessary to close travel lanes and sidewalks during non-peak hours. Lanes may be closed:

- 9 a.m. to 3:30 p.m. weekdays and weekends
- 9 p.m. to 5:30 a.m., Sundays through Thursdays
- 11 p.m. to 7 a.m., Fridays and Saturdays

Ramp closures will also be necessary to perform work. Ramp closures will occur during nonpeak hours and a detour will be posted.

Lane closures and project information will be posted weekly on the department's website.

**Start Date:** January 2021

**Est. Completion:** Fall 2021

**Construction Cost:** \$2.5 million



Join your neighbors for a relaxing and rejuvenating full moon yoga class on the lawn at Gateway Park, 151 Sunny Isles Blvd. Participants must bring their own yoga mat. Open to Sunny Isles Beach Resident ID cardholders only. Free parking is available in the Gateway Park garage. **Pre-registration is required** online at activities.sibfl.net.

**Newport Fishing Pier**, 16501 Collins Avenue. Located on the ocean at Sunny Isles Beach Boulevard and Collins Avenue, this park is the access point to the beach. The Newport Fishing Pier recently celebrated its Grand Opening after a complete renovation. The pier is now open for fishing and walking. A lifeguard station is located at this park for swimmer's safety during operational hours.

Hours of Operation: Open Every Day, All Day. 24/7; **Fees:** \$5.00 per person to fish, \$2.00 per person to fish with valid Sunny Isles Beach Resident ID Card, \$2.00 per person admission to pier without fishing (FREE for Sunny Isles Beach Resident ID Cardholders!)

*\*Any non-City organized events (festivals, entertainment, birthday parties etc.) must be approved ahead of time. Contact the Cultural & Community Services Department at 305.792.1706 for more information, or stop by Pelican Community Park at 18115 North Bay Road.*

### Resident ID Cards

If you are a resident of Sunny Isles Beach, it pays to get your Sunny Isles Beach Resident ID Card. Free gifts, reduced pricing on activities and cultural trips, and FREE entrance to selected events are just some of the benefits of having this unique Resident ID Card. Residents who hold the card are automatically entered into a monthly drawing to win an SIB coffee mug. Read Page Two of the SIB Sun Community Newspaper to find the winner's name. If you see your name, you have two weeks from the publish date to pick up your prize.

### Where can I get my Card?

SIB Visitor Center (Ground Floor of the Government Center), 18070 Collins Avenue, Monday – Saturday, 10:00 a.m. – 4:00 p.m., or Pelican Community Park, 18115 North Bay Road, (7 days a week), Monday – Saturday, 8:30 a.m. – 9:00 p.m., Sunday 8:30 a.m. – 5:00 p.m.

### What Do I Need to bring?

To get your Sunny Isles Beach Resident I.D. Card you will need a valid government-issued identification card along with one of the following:

- a utility bill (electric, cable, or phone from within the last 3 months) with your name and Sunny Isles Beach address
- (note: mobile phone bills will NOT be accepted) or
- a copy of your current lease agreement with a letter from the management office of the building confirming your residency.

The card is valid for 2 years, and upon expiration, you will be required to provide an updated proof of residency in order to renew.

**Fishing at the Bella Vista Bay parking lot, 500 Sunny Isles Blvd. is NOT allowed.**



## ATTENTION RESIDENTS

Be advised of the following rules and regulations of our condo association.

**BICYCLES:** Bicycles may be stored in the bicycle storage room. Each unit may gain access only by requesting the key from the lobby concierge. Bicycles must be transported through the service entrance and corridor and on the service elevator. They are not permitted in the lobby and may not be stored on the common elements or limited common elements. All bicycles must display an identification label attached to the crossbar.

**PACKAGES:** All packages must be addressed to registered owners and residents. The maximum dimensions of any package(s) **cannot exceed 36"x 36" and the weight cannot exceed 30 pounds**. Both first name and last name and unit / apartment number must match the name of the registered Resident. Please note that packages not addressed to registered Residents will be returned to sender. Packages that

exceed the minimum required dimensions or weight will not be accepted by the concierge staff / security. The package will be denied. Packages may only be picked up by the registered owner / resident or pre-approved designee.

**GARBAGE DISPOSAL:** All garbage must be placed in a plastic bag and secured before being thrown down the trash chute or into the dumpster. Garbage must not be left on the trash room floors. Any spilled liquids or garbage must be cleaned up. Cardboard boxes and/or large pieces of cardboard should be broken down and flattened placed in the trash room or placed in the **YELLOW LID RECYCLE CONTAINER** located in the loading dock area. Coastal Towers Condo Association is in compliance with Miami Dade county recycling regulations. Newspapers, glass, metal cans and plastics must be disposed of separately. You may place items in a garbage bag or in the 6 yarder container that is located in the loading dock area.

**BULK GARBAGE:** Bulk items are not to be left in the loading dock area or in the maintenance corridors of the building. Do not place discarded items in the loading dock area such as **OLD WATER HEATERS, OLD DISHWASHERS, OLD MATTRESSES, OLD DRESSERS, OLD FURNITURE**. It is against Miami Dade County regulations to discard any construction material into the garbage containers. Be advised that there are cameras located in the loading dock area. Any resident or construction worker caught throwing any material that is banned or left in the loading dock area will be fined accordingly.

**STORAGE AREAS:** All storage areas will be cleaned on a monthly basis. Any items that are not properly secured within the storage areas will be discarded. All storage areas must keep the walk areas free and clear of any debris and items.

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