



# Imperial House Condominium

*A Newsletter for the Residents of the Imperial House Condominium Association, Inc.*

Volume 3 Issue 1

February 2021

**IMPERIAL HOUSE**  
Condominium Association, Inc.  
5255 Collins Avenue  
Miami Beach, Florida 33140

## PROPERTY STAFF

**Manager** ..... Lia Roch  
**Admin. Asst.**... Leidy Muguruza  
**Front Desk Sup.** ... Daniel Hyde  
**Maintenance Sup.**... Lazaro Brito

## ASSOCIATION OFFICERS

**President** ..... Gustavo Verite  
**Vice Pres.** .. Marlene Schimmel  
**Treasurer** ... Jonathan Kolatch  
**Secretary** ..... Alex Degaspero  
**Director** ..... Michael Raynes

## IMPORTANT NUMBERS

**Main** ..... 305-866-7601

## OFFICE HOURS

**Mon - Fri**.... 9:00am - 5:00pm



Published monthly at no cost for  
Imperial House Condominium by  
Coastal Group Publications.  
Contact CGP at (305) 981-3503 or  
[www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise  
in one of our newsletters or to get a  
free newsletter for your property.

♥ Happy Valentines Day ♥

## PROPERTY UPDATES AND REMINDERS

Greetings to all owners and residents at Imperial House Condominium. In great efforts to keep all owners and our community informed, we continue to send you our monthly Newsletter. As we strive and continue enhancing our building we are committed and focused on improving the resident experience.

### Upgrades

New marble table was placed in the lobby with orchids.



## Certificates of Insurance Available Online

Visit EOI Direct online <https://www.eoidirect.com/> or email your request to our office and our team can assist.

## Reminder

The pool continues to be closed. We performed a leak detection test on Tuesday, February 9th, and we are waiting on the results. We will update everyone as soon as we have more information.



## Maintenance Tip of the Month

If your toilets water is constantly running, most likely your flapper needs to be replaced. It is important that you fix the issue promptly in order to avoid the risk of the water flowing over and flooding your unit and the units below.

## FORGOTTEN KISSES

To sweeten up your Valentine's Day, try making these tasty treats to share with your loved ones.

2 egg whites, room temperature  
 1/8 teaspoon cream of tartar  
 1/8 teaspoon salt  
 2/3 cup sugar  
 1 teaspoon vanilla  
 2-3 drops red food coloring  
 Hershey's Kisses (6 oz. package, 36 count, unwrapped)



Beat egg whites with cream of tartar and salt in small bowl until soft peaks form. Gradually beat in sugar; continue beating until stiff peaks form. Add vanilla and food coloring. Drop meringue mixture by half teaspoonfuls onto greased cookie sheets; top each with a Hershey's Kiss. Cover kiss completely with a small teaspoonful of meringue. Place in a preheated 375 degree F oven. Immediately turn off oven and let cookies remain in oven overnight or until cookies are completely dry and oven is cold. Don't peek during this time, or your cookies will turn soggy. Makes about 2 1/2 dozen.

## DIAMOND REMODELERS

*Full Service Contractors*

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
 Licensed & Insured General Contractor

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**

any  
remodeling  
job!

**10%  
OFF  
Any  
Service**

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 3/31/2021

Published monthly at no cost for the Imperial House Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

# HAPPY PRESIDENT'S DAY

(Third Monday in  
February)

Until 1971, both February 12 and February 22 were observed as federal public holidays to honor the birthdays of Abraham Lincoln (February 12) and George Washington (February 22). In 1971, President Richard Nixon proclaimed one single federal public holiday, the Presidents' Day, to be observed on the third Monday of February, honoring all past presidents of the United States of America.



**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

**GOT HURRICANE  
DAMAGE?  
GET HELP NOW!**

**TIME IS RUNNING OUT  
TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

**MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069**

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #PT1524



PATRICKJAIMEZ PA

**Mobile (786)-277-7355**

**Direct (305)-459-5019**

**patrickjaimez@gmail.com**

**www.patrickjaimez.com**

**COLDWELL  
BANKER**

**GLOBAL  
LUXURY**

**Hablo Español / Falo Português  
Selling Real Estate for over 20 years!**

## DON'T LET COVID-19 STALL YOUR SALE

*My exclusive marketing program will reach buyers quickly and virtually through:*

Property Video Tour  
Online Advertising  
Social Media Posts

Property Website  
Customized Email Distribution  
Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET  
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**

## PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



**We offer Ultrasound, Massage, Balance &  
Vestibular Therapy  
Cardiac, Neurological and Senior Rehab  
Exclusive 1 on 1, In the Comfort of your Home  
Protective Equipment Protocols**

**THERAPY IN YOUR HOME**

Licensed Medicare Provider FL8318

**Brian Caitis @ 954-328-1505 | bcaits@bellsouth.net**



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

## GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People's lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you've sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an

insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter's or homeowner's insurance, be sure to consider

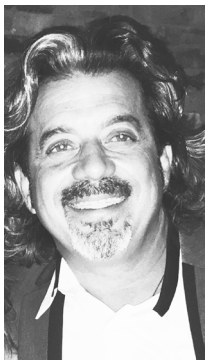


whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

### One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



*Meet Your  
Neighborhood Dentist*  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

#### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>

### 45 DAY LISTING AGREEMENT!

WERC  
realty

**Fernando Rizzo**

352-256-2203

"Work with a Professional"



**Let's ZOOM!**



My urgency is to \$ell your home!

I GET PAID WHEN YOU GET PAID

[Fernando@RizzoTheRealtor.com](mailto:Fernando@RizzoTheRealtor.com)