



360 CONDO NEWSLETTER

Volume 6 Issue 4

A Monthly Newsletter for the Residents of the 360 Condominium Association

July 2019



Condominium Association, Inc.
7900 Harbor Island Drive
North Bay Village, FL 33141

ASSOCIATION OFFICERS

President Jorge Gonzalez
Vice President Arlene Mantin
Secretary John Batista

PROPERTY MANAGEMENT

Property Manager Jason Apolinario
Chief Engineer Gilbert Cabrera

IMPORTANT NUMBERS

Main 786-787-6635
Fax 786-787-6636
Security 786-787-6646

OFFICE HOURS

Monday - Friday 9:00 am - 5:00 pm



Published monthly at no cost for the 360^o Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

Hurricane Season is here. Are you prepared? AFTER THE STORM

In General

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

Insurance & Claims

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.



No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- **CHLORINATION** uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- **PURIFICATION TABLETS** release chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

Consumer Protection Tips

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- ☐ If you can hear thunder, you're close enough to the storm to be struck by lightning.
- ☐ Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- ☐ If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- ☐ If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- ☐ If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- ☐ Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flash-flood deaths happen in cars.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

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

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**



License #P175224

STELLARADJUSTING.COM

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.



MELISSA EDELMAN

Realtor Associate & Island Pointe Resident Specialist since 2004
786-269-6590 • Melissa@miamihousekeys.com

SANDY EDELMAN

Broker Associate
305-785-6055 • Sandy@miamihousekeys.com
www.miamihousekeys.com

WE KNOW YOU HAVE A WORLD FULL OF CHOICES. WE HAVE PROVEN RESULTS!
Please call to discuss the possible sale or lease of your property! Inventory is needed!

Island Pointe, 10350 W Bay Harbor Dr. Unit 7AB, 3/3/1+Den luxury unit, grand Master suite w/ custom closet, 2 parking & storage room. Direct bay views from every window. Offered at \$675,000. A MUST SEE!
Cricket Club, 1800 NE 114th St. Unit 1703, 2/3, 2320SF, ESTATE SALE! Coveted NE 'Rotunda' unit w/ city & bay views. Formal dining, eat in kitchen, valet, bayfront pool. Offered at \$339,000. JUST LISTED!
360 Condo, 7900 Harbor Island Dr. Unit 907 1/1/1, bay views. Reduced to \$263,000. MUST SEE!

Shorecrest/Davis Harbor, 950 NE 88th ST. 3/2, open layout. Offered at \$525,000. JUST SOLD!
Island Pointe, 10350 W. Bay Harbor Dr. Unit 5L, 1/1, city skyline view. LEASED AGAIN!
Fairway North/Hallandale, 600 NE 14th Ave. Unit 416, 2/2. Offered at \$129,900. JUST SOLD!
Biscayne Point, 7975 Biscayne Point Cir. 3/2 \$6950/month. LEASED AGAIN!
Biscayne Park, 11193 NE 8th CT. 3/3, pool home on over half acre lot. Offered at \$689,000. SOLD!



Call us for a pressure free market analysis of your property or if you are ready to find your new home. Let us make your Real Estate goals a reality!

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

**WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS**

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED



305-469-8162 WE SHOW UP! 25 Years in Biz

LIFESTYLE
INTERNATIONAL REALTY

**Fernando A. Rizzo, MBA
REALTOR®**

☎ (352) 256-2203
✉ Fernando@RizzoTheRealtor.com

"Work with a Professional"

Children of 360



360 is a large community and is geared towards family living. Every day brings a new challenge in keeping our families and community safe. In an effort to continue such we need the parents to help instruct our children on the 360 rules.

Parents, please help us enforce these key points:

- No running or playing within the hallways or common areas including the garages. These areas are designed for means of entry/egress only.
- Landscaping is not to be used for playing hide and seek.

- If your child walks a family pet please ensure they walk the pet on a leash at all times and that they pick up after the pet. The child should not walk a pet if they can not fully control the pet. Situations can occur that would require the child to forcefully hold back a pet and therefore it is imperative that control is maintained.
- No child is to use any of the amenities by themselves. An adult must be present and vigilant of the child to ensure safety and respect is given to all residents sharing the amenity. Each amenity differs depending on age so please respect each amenity according to its separate rules which are posted within each amenity location.
- Trash: When disposing of trash please ensure that the bag is not leaking fluids as this will stain the carpets. Bags need to be placed properly down the chute and not thrown into the trash chute room.
- Pool: When changing infants please utilize the changing table in the restrooms located within the pool deck area. "Swim diapers" should be used for infants not the normal diaper.



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES
305.974.2628
Contact@Davila-Construction.com









24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling
ASK FOR OUR CONDO UPGRADE PACKAGES!

**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/>

DID YOU KNOW:? A Look at U.S. Flag Trivia

- Betsy Ross was reportedly able to create a 5-pointed star from a single sheet of paper with one cut.
- The first U.S. flag had 13 stars, representing the 13 original colonies. The second flag had 15 stars, as more states entered the union. Often states came in groups, so there were no U.S. flags with 14, 16, 17, 18, 19, 22, 39, 40, 41, 42, or 47 stars.
- New U.S. flags can be introduced only on the Fourth of July.
- No U.S. flag ever becomes obsolete. Each of the 27 flags are still legal U.S. flags and may be flown at any time.



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**.

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

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

**“Your Experienced
Handyman”**

PAINTING & SERVICES UNLIMITED

- | | |
|---|---|
| <ul style="list-style-type: none"> • Painting, Condo, House, Apt. Roof Painting • Popcorn Ceiling Removal • Smooth Ceilings • Framing, Drywall & Finishes | <ul style="list-style-type: none"> • Full Service Contractors • Plumbing & Electrical Service • Doors / Windows • Mirror Installation |
|---|---|
- EST. 1980



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

- 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 8/31/2019

Published monthly at no cost for the 360° Condominium by Coastal Group Publications, Inc.
Contact CGP at (305) 981-3503 or info@cgpnewsletters.com
to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.