



# 360 CONDO NEWSLETTER

Volume 6 Issue 3

A Monthly Newsletter for the Residents of the 360 Condominium Association

June 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



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## Hurricane Season is Here. Are you prepared? HURRICANE WATCHES & WARNINGS

*Each year, from June 1 through Nov. 30, an average of six hurricanes form in the Atlantic Ocean, Gulf of Mexico and the Caribbean Sea combined. Hurricanes are one of nature's most powerful forces that turn warm ocean water into powerful winds capable of mass destruction. Heavy rain also accompanies hurricanes and is not only a threat to coastal areas, but to areas hundreds of miles inland as well. In some cases, flooding occurs days after the storm actually goes ashore. Hurricanes also bring winds in excess of 74 mph, storm surge and tornadoes. It's critical to be aware of the dangers associated with hurricanes and their somewhat weaker counterparts, tropical storms, and to learn how you can reduce the loss of life and property if you're prone to these powerful forces.*

### During A Hurricane Warning

- Listen constantly to a battery-operated radio or TV for instructions.
- Store valuables and personal papers in a waterproof container on the highest level of your home.
- Avoid elevators.



### If at home:

- Stay inside, away from windows, skylights, and glass doors.
- Keep a supply of flashlights and extra batteries handy. Avoid open flames as a source of light.
- If power is lost, turn off major appliances to reduce power "surge" when electricity is restored.

### If officials indicate evacuation is necessary:

### During A Hurricane Watch

- Listen to a battery-operated radio or TV for hurricane progress reports.
- Check emergency supplies.
- Fuel car.
- Bring in outdoor objects and anchor objects that cannot be brought inside.
- Secure buildings and windows.
- Turn refrigerator and freezer to coldest settings. Open only when absolutely necessary and close quickly.
- Store drinking water in clean bathtubs, jugs, and bottles.
- Review evacuation plan.
- Moor boat securely or move it to a designated safe place.

- Leave as soon as possible. Avoid flooded roads.
- Secure your home by unplugging appliances and turning off electricity and the main water valve.
- Tell someone outside of the storm area where you are going.
- If time permits, and you live in an identified surge zone, elevate furniture to protect it from flooding or better yet, move it to a higher floor.
- Bring emergency supplies and warm protective clothing.
- Take blankets to shelter.
- Lock up home and leave.

## Tune-Up Tips

Your bags are packed, your maps are unfolded, and the kids all have their snacks. You and your family are ready for your road trip, but is your car? As the weather gets warmer, there are some things you should do to ensure that every trip, short or long, is a safe one.

Do a check of all of your exterior lights and windshield wipers. Look over your tires to make sure that the tread is not worn down. Don't forget to check your spare also. This is a great time to get out your jack, make sure it is in working order, and review how to use it.

Under the hood, check the belts, battery, and all fluid levels. It is a good idea to get a fresh oil and filter change before and after a road trip. Fill up the washer fluid reservoirs and wash all the windows.

Inside your vehicle, do a safety check of all of your seat belts. Check any car seats that are in your car, making sure that they have been installed according to the manufacturer's instructions. Keep a safety kit in your vehicle. This should include first aid supplies, a wrench, screwdriver, flashlight, safety flares, extra water, and some rags.





**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?**

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## GOT PROPERTY DAMAGE? GET HELP NOW!

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Hurricane Damage

  
Mold Damage

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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!

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# 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.



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RSVP TO SONIA 305-902-2383



## Summer Milkshake Recipes

### Red, White & Blue Milk Shakes

- 1 quart strawberry ice cream
  - 1 cup milk
  - 1/2 cup strawberry preserves
  - 1/4 cup frozen whipped topping, thawed
  - 1/4 cup fresh blueberries, washed
- Combine all ingredients in a blender. Blend until well combined. Pour into glasses, top with whipped topping and blueberries.

### Chocolate Peanut Butter Milkshake

- 1 cup cold milk
  - 1/3 cup chocolate syrup
  - 2 tablespoons creamy peanut butter
  - 1-1/2 cups vanilla ice cream
- Place ingredients in blender. Blend until well combined.

### Mocha Mudslide Milkshake

- 1 cup m
  - 2/3 cup sliced ripe bananas
  - 2 tbsp sugar
  - 1 tsp instant coffee
  - 1/4 cup vanilla low-fat yogurt
- Place the milk, banana, sugar and coffee granules in a blender and blend until well combined. Freeze in a blender container for 1 hour or until slightly frozen. Loosen frozen mixture from the sides of blender container, add yogurt and blend until smooth. Garnish with banana slices.

### Banana-Mango Milkshake

- 1 whole mango
- 1 whole banana
- 2 scoops vanilla ice cream



- 1 1/4 cup milk
  - 1 tablespoon sugar
- Peel and pit mango. Peel banana. Place all ingredients into blender and blend until well combined.

### Cafe Latte Milkshake

- 1-1/2 cups cold coffee
  - 2 scoops vanilla ice cream
  - 2 tablespoons chocolate syrup.
- Place all ingredients into blender and blend until well combined.

# DIAMOND REMODELERS

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