



# BRAVURA NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE BRAVURA CONDOMINIUM ASSOCIATION

Volume 11 Issue 12

July 2019

## BRAVURA I CONDOMINIUM

3201 N. Country Club Drive  
Aventura, Florida 33180

### ASSOCIATION OFFICERS

**President** ..... Tracy Carle-Bolano  
**Vice President** ..... Sandra Varela  
**Director** ..... Luis Gonzalez  
**Director** ..... Chaia Kadoch  
  
**Property Mgr.** .... Freddy E. Molina, LCAM  
**Assistant:** ..... Mary Cerciello, M.A., LCAM

### IMPORTANT NUMBERS

**Main** ..... 305-932-9024  
**Fax** ..... 305-932-9486  
**Email** ..... MGR@BravuraCondo.com  
**Security Cell** ..... 786-566-1521

### OFFICE HOURS

**Monday** ..... 1 am – 5 pm  
**Wednesday, Friday** ..... 9 am - 2 pm  
**Tuesday & Thursday** ..... CLOSED



Published monthly at no cost to the  
Bravura Condominium by  
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## Bravura Condominium Association, Inc. ATTN UNIT OWNERS:

July 8, 2019

This announcement comes to you with an invitation to join the Association’s emailing list; this will enable you to receive “News and Announcements” right in your own personal email box more quickly than standard postal mail or standing in the hallway to read the announcement. The Association’s efforts are on keeping you informed in a more timely manner. Upcoming announcements will include, but not limited to:

- **Parking Rules & Regulations** – creating a new ‘parking committee’ comprised of 3-5 Unit Owners, that are non- board members, to present suggested policies to the Board. Enrollment for committee members will be announced via an upcoming email.
- **Maintenance Payments** – going forward, maintenance payments and/or questions will be directed to Juda . Eskew Associates - 8211 W. Broward Blvd Suite PH1, Plantation, FL 33324 [Phone: 954-577-9700] – **DO NOT deliver to the office**; be sure your NAME, BLDG# & UNIT # is noted in the memo area of your check.
- **Rules and Regulations** ‘Suggestion’ Committee – while the Board of Directors are responsible for establishing the R&R, it is most helpful to obtain the

suggestions of Unit Owners. Please watch for future emails regarding this formation.

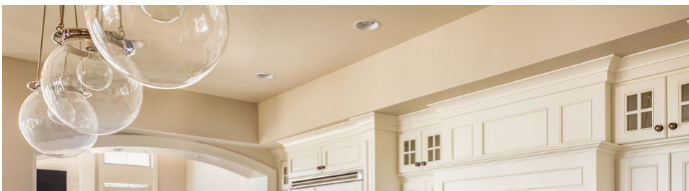
- **Clubhouse Rules and Use**
- **Email Consent Form and Voting Certificate** – please complete the two forms, which will be EMAILED to you. Without the Voting Certificate, your vote may not be qualifiable; there must be a designated ‘owner of record’ as the voting entity. The EMAIL consent form will enable statutory documents to be emailed to you saving TIME & money on postage.
- **Washer/Dryer Study** – Association to hire a licensed and insured plumber and electrician to determine the building’s ability to with stand the additional water flow and electrical voltage capacity. Results to be emailed upon receipt.
- **OFFICE HOURS** - The Association has undergone re-organization to enhance accessibility and office configuration. Please respect the Office hours:  
Monday ..... 1pm-5pm  
Wednesday/Friday ..... 9-2pm  
Tuesday & Thursday ... CLOSED
- **EMAIL SUBMISSION** – please send an initial email to Freddy Molina - MGR@bravuracondo.com with your full name, as it appears on your warranty deed, with your BLDG#, UNIT#, one contact phone number and one email address. (***this is NOT for Tenants***; all relevant emails will be forward to Tenants by the Unit Owner as appropriate). You will NOT want to miss the upcoming announcements.

# 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 flashflood deaths happen in cars.




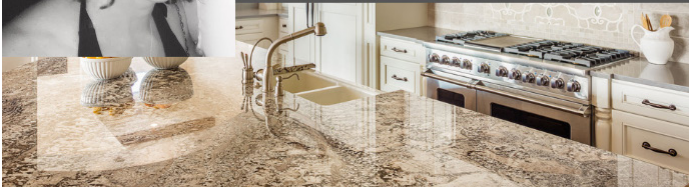

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## REMINDER Maintenance Payments

Maintenance payments and/or questions will be directed to Juda Eskew Associates - 8211 W. Broward Blvd Suite PH1, Plantation, FL 33324 [Phone: 954-577-9700] – DO NOT deliver to the office; be sure your NAME, BLDG# & UNIT # is noted in the memo area of your check.

Direct Deposit is also available – please contact Juda Eskew for instructions.

EMAIL SUBMISSION– Please send an initial email to the Property Manager, Freddy Molina - [MGR@bravuracondo.com](mailto:MGR@bravuracondo.com) with your full name, as it appears on your warranty deed, your BLDG#, UNIT#, one contact phone number, one email address. (this is NOT for Tenants; all relevant emails will be forward to Tenants by the Unit Owner as appropriate).

### 2018 Financial Audit

Please be advised that we have received the 2018 Financial Audit. If you wish to receive a copy of the Audit, you may pick one up in the Management Office. The Audit will also be posted on the Website within the next few days.



PATRICKJAIMEZ PA

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#### BRAVURA

| STATUS | ADDRESS                    | BD/BA | LA SF | LIST \$   | SALE \$   |
|--------|----------------------------|-------|-------|-----------|-----------|
| Sold   | 3101 N Country Club Dr 301 | 2/2   | 994   | \$150,000 | \$150,000 |
| Active | 3101 N Country Club Dr 701 | 2/2   | 994   | \$185,800 |           |
| Active | 3301 N Country Club Dr 101 | 2/2   | 994   | \$180,000 |           |
| Active | 3301 N Country Club Dr 109 | 1/1/1 | 741   | \$149,900 |           |

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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| Delvista          | 2/2 | \$229k to \$499k |
| Eldorado          | 2/2 | \$200k to \$324k |
| Flamenco          | 2/2 | \$189k to \$340k |
| Hidden Bay        | 2/2 | \$419k to \$895k |
| Parc Central      | 2/2 | \$220k to \$435k |
| The Yacht Club    | 2/2 | \$330k to \$429k |
| Turnberry Village | 2/2 | \$289k to \$785k |

Source: MLX 6/2019

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