



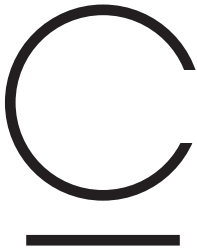
CENTRO

A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 3 Issue 4

April 2020

CENTRO DOWNTOWN
Condominium Association, Inc.
151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager ...Elena Louchpii, LCAM
manager@centrocondominium.com

Admin Asst... Lauren Gutierrez
admin@centrocondominium.com

Front Desk..... Jorge Pascual
Front Desk is available to residents 24/7
Frontdesk@centrocondominium.com

Packages are available to be picked up at Amazon Hubs and/or Front Desk at any time.

ASSOCIATION OFFICERS

Pres. & Treas.... Shai Ben-Ami

Secretary Mandi Miranda

Director Anthony Elias

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

Mon - Fri.. 9:00 am - 5:00 pm
Temporarily working with "closed door" policy



Per State of Florida and Office of the Governor EXECUTIVE ORDER 20-87

Whereas, on March 27, 2020 CDC has cautioned against none-essential travel within the United States; And Whereas, vacation rentals and third party platforms advertising vacation rentals in Florida present attractive lodging destination for individuals coming into Florida; and Section 1.

Vacation Rentals; Rental of any house , condominium, cooperative, or dwelling unit that is also a transit public lodging establishment, as defined under Section 509.013(4)(a) Florida Statue;

- i. Which is rented for periods of less than 30 days or 1 calendar month, whichever is less
- ii. Which is advertised or held out to the public as a place regularly rented to guest;
Or
- iii. Which is otherwise regulated by DBPR as vacation rental pursuant to section 509.241, Florida Statue
- iv. Long Term Rentals

Section 2. Violation of the Order

- A. DBPR shall supplement this directive with guidance or directives as necessary to implement the order and shall take steps necessary to inspect licensed properties of third-party platforms whereby Florida vacation rentals may be advertised.
- D. Parties that violated this order or attempt to violate the order through advertising or other means of solicitation may be charged with second-degree misdemeanor, punishable as provided in Section 775.082 or 775.083, Fla. Stat.

SAFER AT HOME

On behalf of the Centro Downtown Condominium, Board of Directors and the entire staff, we would like to thank our residents for complying with the “safer at home” directive and for taking individual safety precautions while moving around the common areas of the Association.

Some reminders to take into consideration while you stay in your units:

- Please be mindful of your neighbors who might be working from home or home schooling their children. Do not make or allow loud/disturbing noises to be made at any time. Ensure that your pet does not bark excessively!
- Please do not throw cigarette butts from your balconies. This is a safety hazard!
- Also do not sweep your balconies allowing water to fall to the units below. Please clean your balconies using a mop and bucket.
- Please dispose of your garbage properly. Do not leave the trash outside the trash chute.

Do not leave Boxes on the side of the trash containers on the ground level. YELLOW is recycling and BLACK is trash!

- Lastly if you are planning to stay away from your unit for an extended period of time, we encourage you to contact us to shut off your main water valve as a precaution and keep your AC at 77/78 not to accumulate humidity in you apartment.

Important Pet Information

This is a friendly reminder of the rules and regulations:

- Pets must be registered with the management office
- Pets must have all applicable vaccines
- Pets are not allowed in the common areas
- Pets must be on a leash at all times
- A cleaning fee of \$150 will be applied if you do not pick-up after your pet on the common areas
- **Do not let your pet release itself by the valet. Please take them to the grass areas**




PREVENTIVE MAINTENANCE

As the building ages, it is important for you to conduct preventive maintenance to the equipment inside your unit to prevent leaks that could cause damages to your unit and your neighbor’s units. Please see below the most common cause of leaks in our community:

- Toilet flappers and Toilet Connections – Please have a licensed plumbing company inspect all the connections to your toilet to avoid any leaks.
Assist us in saving water and reducing the utility bills
- Washer and Dryer Hoses – Please have the washer and dryer hoses inspected on a regular basis as these deteriorate and cause leaks
- HVAC Units – Please make sure to conduct periodic maintenance to your HVAC Unit and have the filter replaced on a monthly basis.
- Please contact the management office to replace AC filter for \$10.00 a month.

These minor preventive maintenance measures can prevent major damages to our common areas and residential units in our building. If you need a list of preferred vendors or guidance, please contact the management office.

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Commissioner
Eileen Higgins
District 5



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MIAMI BEACH OFFICE

1700 Convention Center Drive, ground floor
Miami Beach, Florida, 33139
Tuesday and Thursday / 9:30 am - 4:30 pm

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