



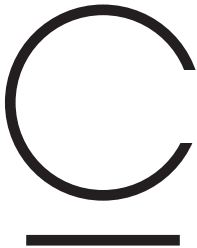
CENTRO

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

Volume 3 Issue 2

February 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 Pasquale

Front Desk is available to residents 24hrs
frontdesk@centrocondominium.com

Receiving Department is available for
package pick up from 9am until 6pm
receiving@centrocondominium.com.

ASSOCIATION OFFICERS

President Shai Ben-Ami
Secretary Mandi Miranda

IMPORTANT NUMBERS

Main 305-440-0566
Fax 305-440-0622

OFFICE HOURS

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



Don't Forget: *Spring Forward...Fall Back...*

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

**Be sure to set your clocks
ahead one hour at 2 a.m. on
Sunday, March 8, 2020**



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

LEAP YEAR FEBRUARY 29

What Is a Leap Year? Simply put, a leap year is a year with an extra day—February 29—which is added nearly every four years to the calendar year.

Why Are Leap Years Necessary? Adding an extra day every four years keeps our calendar aligned correctly with the astronomical seasons, since a year according to the Gregorian calendar (365 days) and a year according to Earth's orbit around the Sun (approximately 365.25 days) are not the exact same length of time. Without this extra day, our calendar and the seasons would gradually get out of sync. Because of this extra day, a leap year has 366 days instead of 365. Additionally, a leap year does not end and begin on the same day of the week, as a non-leap year does.



How Do You Know If It's a Leap Year? Generally, a leap year happens every four years, which, thankfully, is a fairly simple pattern to remember.

Smoking is Not Allowed in Common Area and Individual Units

Under the Rules and Regulations of Centro Downtown Condominium Association, Inc.

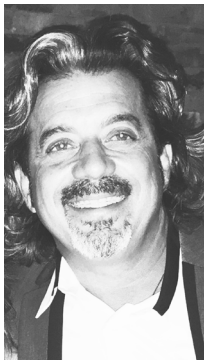
1. No owner, family member, tenant, resident, guest, business invitee, or visitor shall smoke cigarettes, cigars, or any other tobacco product, marijuana or illegal substance in outside common areas, enclosed common areas, and exclusive use common areas (balconies) within the Association.
2. Smoking shall include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar or other tobacco product, marijuana, or illegal substance.
3. Business invitee shall include, but is not limited to, any contractor, agent, household worker, or other person hired by the owner, tenant or resident to provide a service or product to the owner, tenant, or resident.
4. Any owner who sells his/her unit shall specifically disclose to all potential buyers and Realtors that smoking is NOT prohibited within all common areas in the building. Any owner who rents or otherwise allow someone other than the owner to reside within or occupy the unit shall disclose to all persons who reside within his/her unit that smoking is NOT prohibited within all common areas prior to their residency or occupancy.
5. Each owner is responsible for the actions of all other persons residing within or visiting his/her unit and shall be subject to disciplinary action or court action for an injunction, or any remedies available for the violation. The association is required to hire legal counsel to enforce these rules, the resident or the association shall be entitled to recover his/her or its attorney's fees and costs incurred, whether or not litigation has been commenced. The association may collect the attorney's fees and costs it incurs through the use of a special assessment levied against the owner of the unit and an assessment lien, if necessary.



Please note that drifting smoke from within a unit that enters another unit is also prohibited and will be enforced under the Nuisance provision. The Association respectfully demands that you comply with the Associations Rules and Regulations, as the foregoing rules are designed to make living for all Residents pleasant and comfortable.

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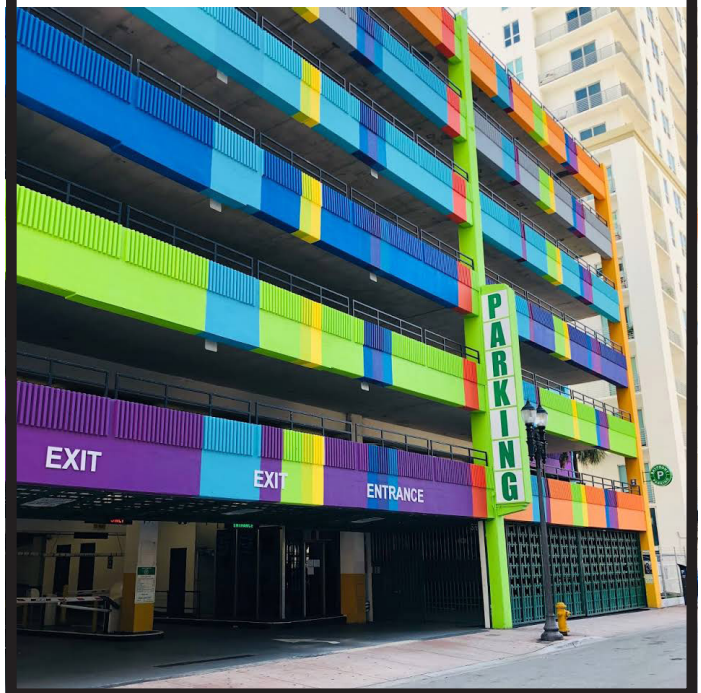
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Did You Know? Girl Scout Cookie Trivia

- The first Girl Scout cookies sold in 1917 were baked by girls at home, with assistance from their mothers.
- The first commercially baked cookies were sold in 1934 by the Girl Scouts of Greater Philadelphia Council. In 1936, the national organization began working with a commercial baker. By 1948, a total of 29 bakers throughout the country were licensed to bake Girl Scout cookies.
- During World War II, cookie sales were suspended due a shortage of ingredient supplies. The Girl Scouts sold calendars instead of cookies during those years.
- During the first quarter of each year, Girl Scout cookies are the number one cookie brand in the United States.
- The top selling cookies are Thin Mints. Almost two million Thin Mints are produced each day in an oven as long as a football field.
- Peanut Butter Sandwich cookies are made at a rate of 3,208 per minute.
- Each year, 200 million boxes of Girl Scout cookies are sold.
- Low fat and sugar-free cookies were added to the product line in the early 1990s.
- All Girl Scout cookies are certified kosher.
- When approached, over 80 percent of people will buy Girl Scout cookies.



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Commissioner
Eileen Higgins
District 5



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2100 Coral Way, Suite 400
Miami, Florida, 33145
Monday - Friday / 9:00 am - 5:00 pm

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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