



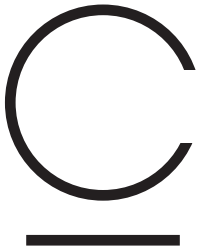
CENTRO

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

Volume 3 Issue 1

January 2020

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



PROPERTY STAFF

Manager Gisbell Lores
manager@centrocondominium.com

Admin. Asst. ... Daniel Orozco
admin@centrocondominium.com

Front Desk.. Lauren Gutierrez

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

Vice Pres. ...Harvey Hernandez

Secretary..... Mandi Miranda

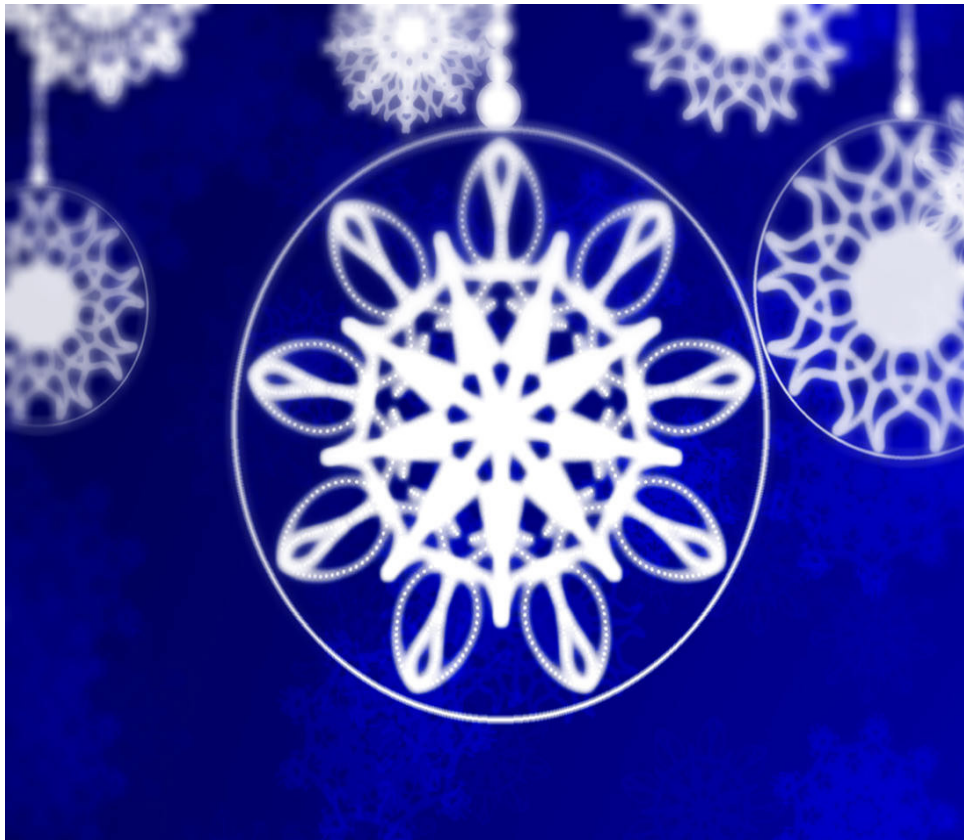
IMPORTANT NUMBERS

Main 305-440-0566

Fax 305-440-0622

OFFICE HOURS

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



HAPPY NEW YEAR

2020

*Here's to a brand new year of good health, good fortune,
and good times. Thanks for bringing in the New Year with
us here at Centro. We feel fortunate to have you all as our
residents.*

Smoking is Not Allowed in Common Area and Individual Units

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

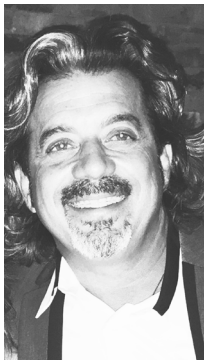
1. No owner, family member, tenant, resident, guest, business invitee, or visitor shall smoke cigarettes, cigars, or any other tobacco product, marijuana or illegal substance in outside common areas, enclosed common areas, and exclusive use common areas (balconies) within the Association.
2. Smoking 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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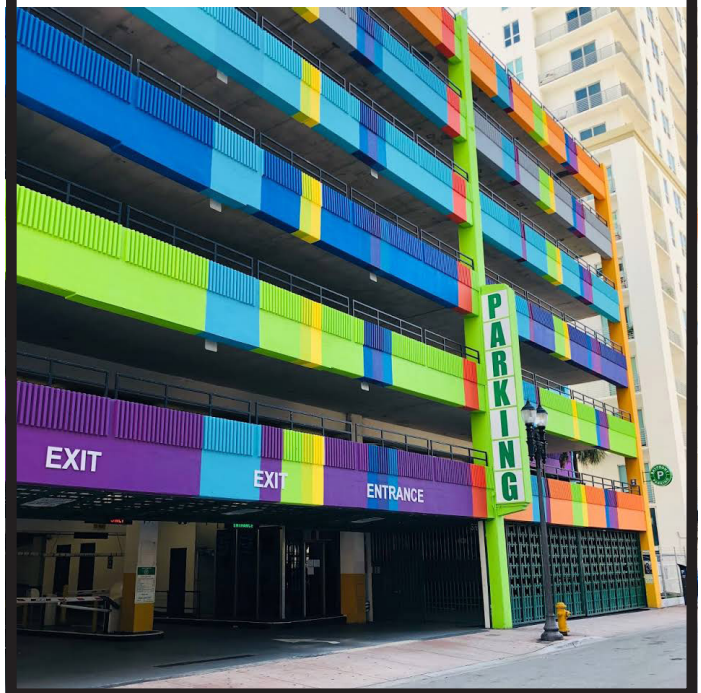
<http://www.dentistsurfside.com/>

DOWNTOWN MONTHLY PARKING AVAILABLE

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NATIONAL FLORIDA DAY

National Florida Day on January 25 recognizes the 27th state to join the United States.



The Sunshine State is home to the oldest established city in the country. With over 400 years of history, St. Augustine's streets and colonial architecture have stories to tell.

With an average high temperature of 79.5°F, it should be no surprise that Floridian John Gorrie brought refrigeration and air conditioning to the world in 1851. Add to that, more than half the year with partly cloudy to sunny days, the invention of sunblock would be a necessity, too. Hungary born pharmacist, Benjamin Green, invented a sunscreen in 1944 which later became a tanning lotion known as Coppertone. Florida offers more than enough to do and see. From man-made worlds and relaxing beaches to long, colorful and intricate history, the Sunshine State's open spaces and sunny faces require more than one visit or enjoying Florida as a resident.

- State Flower - Orange Blossom
- State Tree - Sabal Palm
- State Beverage - Orange Juice
- State Capitol - Tallahassee
- State Song - Swanee River

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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

www.miamidade.gov/district05
305-375-5924
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