



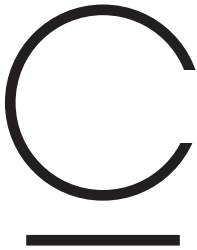
# CENTRO

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

Volume 2 Issue 11

November 2019

**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



## 10 ways to prevent Christmas tree fires

Dear Residents,

Your beautifully decorated Christmas tree can also be a deadly fire hazard. Christmas tree fires are infrequent, but when they do occur, they are serious, according to the National Fire Protection Association.

Fire departments responded to an average of 230 home fires caused by Christmas trees each year from 2007-2011. The result was a yearly average of six deaths, 22 injuries and \$18.3 million in property damage, the NFPA reported. Here is a list of holiday fire safety tips from NFPA and FEMA's U.S. Fire Administration:

- 1) When choosing a tree, look for one that is fresh and has green needles that don't fall out. Brownish needles mean the tree is dried out and more prone to catch fire.
- 2) Water your tree daily to prevent it from drying out.
- 3) Check the manufacturer's labels to ensure you use only lights and decorations that are flame-retardant. Look for a nationally recognized testing laboratory, such as Underwriters Laboratories, Intertek or the Canadian Standards Association, according to the Consumer Product Safety Commission.
- 4) Check holiday lights for frayed wires or excessive wear.
- 5) Don't connect more than three strands of mini-string sets and a maximum of 50 bulbs for screw-in bulbs.
- 6) Keep your tree at least 3 feet away from any heat source, such as a fireplace, radiator, candles or lights.
- 7) Make sure your tree is not blocking an exit. In case there is a fire, you want a way to get out.
- 8) Always turn off lights on a tree before going to bed or leaving your home.
- 9) Get rid of a tree when its needles start

dropping. It means the tree is drying out.  
10) Check that your smoke alarm is working properly.

### REMINDER

- When bringing your Christmas tree into the building residents must enter through receiving and use the service elevator.
- Your Christmas tree must be wrapped in a Christmas tree removal bag & Skirt or tarp to prevent needle mess.

Christmas tree removal bags & Skirt may be purchased at Home depot for an estimated cost of \$4.

Residents who do not follow procedures and create messes will be sent to the grievance committee where they may be fined up to \$100.



### Pursell's Christmas Tree Preservative Christmas Tree Removal Bag

Website: <https://www.homedepot.com/p/Pursell-s-Christmas-Tree-Preservative-Christmas-Tree-Removal-Bag-377872/202526962>

Store Sku: 377872 Internet Sku: 202526962 Model# 377872

# 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.

**WeInsureEverything.Com**  
Yes, eeverything!

**INDIVIDUAL HEALTH INSURANCE**  
SHOP, QUOTE & ENROLL TODAY!  
GET COVERED TOMORROW!

**How do these plans help ME?**  
\$50 office visits: no referrals needed!  
\$25 Rx copays!  
\$75 Urgent Care visits!  
3 year Guarantee with Pre-Ex!  
\$2,500 Deductibles!

**SUBSIDIES TO REDUCE YOUR COST**  
NO PRE-EXISTING  
PLANS FOR YOU, YOUR FAMILY  
OR YOUR EMPLOYEES

**WE ALSO INSURE:**  
Homeowners • Auto  
General Liability • Life Insurance

**305-357-5605**  
[www.WeInsureEverything.com](http://www.WeInsureEverything.com)

**CENTRY AIR DESIGNS**

**FREE ESTIMATES IN NEW UNITS**

**100% FINANCING**  
**0% APR FOR 60 MONTHS!** WCA  
*Bad credit no problem. Call for a fast approval.*

**Save money on your electric bill by installing a high efficiency A/C unit with low monthly payments**

**AIR DUCT CLEANERS SPECIALIST**  
**Do You Suffer From: Nasal Problems • Migraines**  
**Eye Irritation • Allergies • Asthma • Bronchitis?**

**IF QUALITY IS IN YOUR AIR DUCTS, IT'S IN YOUR LUNGS**

<b>AIR DUCT CLEANING</b> <b>PLATINUM PACKAGE</b>  <b>\$25</b> Per Vent	<b>\$69<sup>99</sup></b> <b>AC TUNE-UP</b> Per Vents Unlimited • Complete System Diagnostic • Drain Line Flush • 25 Point AC Check <small>Expires 12/31/2019</small>	<b>A/C Complete TUNE-UP</b> <b>\$280</b> 24 point inspection Coil Cleaning • Blower Cleaning • Flush Drain • Free Refrigerant Recharge up to 3lb. <small>Expires 12/31/2019</small>
--	--	--

**305-400-9973**  
**WWW.CENTRYAIRDESIGNS.COM**  
Dade • Broward • Palm Beach  
Proudly Serving Your Area for over 34 years

State Licensed & Insured  
CACO 1816147

# Leftover Turkey Pot Pie

A perfect way to use leftover turkey. This pie tastes yummy, and will feed up to eight hungry people.

## INGREDIENTS

- 1 recipe pastry for a (10 inch) double crust pie
- 4 tablespoons butter, divided
- 1 small onion, minced
- 2 stalks celery, chopped
- 2 carrots, diced
- 3 tablespoons dried parsley



- 1 teaspoon dried oregano
- salt and pepper to taste
- 2 cubes chicken bouillon
- 2 cups water
- 3 potatoes, peeled and cubed
- 1 1/2 cups cubed cooked turkey
- 3 tablespoons all-purpose flour
- 1/2 cup milk

**DIRECTIONS:** Preheat oven to 425 degrees F. Roll out bottom pie crust, press into a 10 inch pie pan, and set aside. Melt 2 tablespoons butter in a large skillet over medium heat; add the onion, celery, carrots, parsley, oregano, and salt and pepper. Cook and stir until the vegetables are soft. Stir in the bouillon and water. Bring mixture to a boil. Stir in the potatoes, and cook until tender but still firm. In a medium saucepan, melt the remaining 2 tablespoons butter. Stir in the turkey and flour. Add the milk, and heat through. Stir the turkey mixture into the vegetable mixture, and cook until thickened. Cool slightly, then pour mixture into the unbaked pie shell. Roll out the top crust, and place on top of filling. Flute edges, and make 4 slits in the top crust to let out steam. Bake in the preheated oven for 15 minutes. Reduce oven temperature to 350 degrees F (175 degrees C), and continue baking for 20 minutes, or until crust is golden brown.

**We Do It for You**

Time 2 Organize it!

End of the Year Promotion  
40% Discount for Any Service

We Organize Your:

HOME (ANY ROOM) / OFFICE  
STORAGE / GARAGE / DOCUMENTS

📞 786-768-5994

📷 @time2organizeit

✉ time2organizeit@gmail.com

TIME
organize it

Commissioner  
**Eileen Higgins**  
District 5

"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

C O M E V I S I T

**DISTRICT OFFICE**  
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](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov

🐦 @CommishEileen  
📘 /CommishEileen

Bring this ad when you visit for a  
**FREE AVENA HAIR TREATMENT**

Appointments: 305-858-7709

BRICKELL SALON  
1925 Brickell Ave. D-302

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE  
*BLINDS, SHADES, SHUTTERS*

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades  
exp. 2/29/20  
must present coupon

**MOTORIZED SPECIALIST**

VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS

VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz



**Under Contract!**

7441 WAYNE AVE, #6J  
MIAMI BEACH, FL

*Love Where  
You Live!*

Call Now!  
Rosa Jacquelin  
(786) 239-1283



Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

**stellar**

Public Adjusting Services

Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

**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?**

**MIAMI-DADE (305) 396-9110**

**BROWARD (954) 376-6991**

**PALM BEACH (561) 404-3069**

**RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS**



Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

**DIAMOND  REMODELERS**

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa

**305-865-9005**

[www.diamondremodelers.com](http://www.diamondremodelers.com)

[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

**Kitchen & Bathroom Remodeling**  
Satisfaction and Quality Guaranteed

**REMODELING • INSTALLATIONS**

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced  
Handyman"**

**PAINTING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**  
any  
remodeling  
job!

**10%  
OFF  
Any  
Service**  
Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 12/31/2019



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor

Published monthly at no cost for the Centro Downtown Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.