



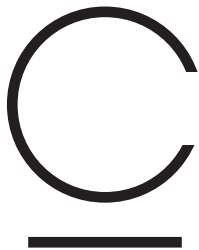
# CENTRO

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

Volume 3 Issue 10

October 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](mailto: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*

## UPDATES AND REMINDERS

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 –Please make sure that your toilet is not leaking. Assist us in saving water and reducing the utility bills
- Toilet Connections – Please have a licensed plumbing company inspect all the connections to your toilet to avoid any leaks
- Washer and Dryer Hoses – Please have the washer and dryer hoses inspected on a regular basis and 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



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

Happy Halloween from Centro Downtown Team



## NO SMOKING RULE

Smoking is prohibited throughout the entire residence, including but not limited to **common areas, entrances and patios, hallways, pool area, spa, gym, stairways, foyers, fire escapes, elevators, roof tops, etc.** Please do not throw cigarette butts and any other objects off your balcony which may cause damage or injury to your neighbor and property.



## ILLIGAL

## SUBSTANCE RULE

Smoking illegal substance will be a subject to **Violation and the Penalty.** Drug dealing, distribution or manufacturing is not allowed at Centro Downtown. This includes, but is not limited to, the buying and selling of any illegal drugs or prescription medication on or immediately surrounding the building by tenants and their guests/visitors.

**Public Adjusting Services**  
Professional Insurance Claim Representation

# GOT HURRICANE DAMAGE? GET HELP NOW!

**TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
**PALM BEACH (561) 404-3069**

**STELLARADJUSTING.COM** 2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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.

Commissioner  
**Eileen Higgins**  
District 5

*"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

### CALL - EMAIL - SOCIAL

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)  
305-375-5924  
[District5@miamidade.gov](mailto:District5@miamidade.gov)

@CommishEileen  
 /CommishEileen

**COVID-19 RELIEF**

See a full list of relief programs for individuals and businesses at [bit.ly/covid19reliefprograms](http://bit.ly/covid19reliefprograms)

**BE ELECTION READY**

Election Day is **November 3, 2020.** Update your voter registration & request a Vote By Mail ballot at [bit.ly/mdcelections](http://bit.ly/mdcelections)

**STAY INFORMED**

Text **DISTRICT5** to **42828** to receive a weekly update from Commissioner Higgins and the D5 team

## 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. 2/28/21  
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**

Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

## 786-486-9022

Excellent References  
Resume Available on Request



**HOW CAN I FIND BREAST CANCER EARLY?**

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

**CHANGES TO LOOK FOR IN YOUR BREASTS**

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other

For more information you can visit the American Cancer Society's breast cancer Web site at [www.cancer.org/](http://www.cancer.org/) or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at [www.breastcancer.net](http://www.breastcancer.net).

NOV. 3 VOTE RUBIN YOUNG  
 LET'S PUT OUR COMMUNITY FIRST  
 MAKE THE RIGHT DECISION EVERY VOTE HAS POWER  
 Punch #57  
 CLERK of the COURTS MDC  
 Rubin Young Candidate MDC Clerk of the Courts | POB 12896, Miami FL 33101 | 786-847-9111  
<https://voteyoungformiamidadeclerkofthecourt.com>  
[https://m.facebook.com/story.php?story\\_fbid=1012328779243559&id=100013993384234](https://m.facebook.com/story.php?story_fbid=1012328779243559&id=100013993384234)  
 Political Advertisement paid for and Approved by the Campaign to Elect Rubin Young Miami Dade County Clerk of the Circuit Courts

**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
 patrickjaimez@gmail.com  
 www.patrickjaimez.com

**COLDWELL BANKER GLOBAL LUXURY**

Hablo Español / Falo Português  
 Selling Real Estate for over 20 years!

**DON'T LET COVID-19 STALL YOUR SALE**  
 My exclusive marketing program will reach buyers quickly and virtually through:

- Property Video Tour
- Property Website
- Online Advertising
- Customized Email Distribution
- Social Media Posts
- Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

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

# 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  
jeff@diamondremodelers.com



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Licensed & Insured General Contractor

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- 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 11/30/2020

## 45 DAY LISTING AGREEMENT!

WERC  
realty

**Fernando Rizzo**  
352-256-2203

"Work with a Professional"



Let's ZOOM!



My urgency is to \$ell your home!

I GET PAID WHEN YOU GET PAID

Fernando@RizzoTheRealtor.com

## One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your  
Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

http://www.dentistsurfside.com/