

# COASTAL NEWS



*A Newsletter for the Residents of The Coastal Towers Condominium*

Volume 7 Issue 3

December 2019

## PROPERTY STAFF

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coastaltowersasstoffice@gmail.com

## IMPORTANT NUMBERS

**Main** ..... 305-945-6326

**Fax** ..... 305-944-7341

**Security/Lobby** ..... 305-945-2471

**Security Gate** ..... 305-944-5778

**Email** ..coastaltowersops@gmail.com

## OFFICE HOURS *(Unit Owners Only)*

**Mon. - Fri.** ..... 8:30 AM-4:30 PM

**Closed** ..... 12:00 PM-1:00 PM

**Realtor Hours** ..... M-F 10-10:30 AM  
3:30-4:30 PM



**COASTAL TOWERS**  
Condominium Association, Inc.  
400 Kings Point Dr,  
Sunny Isles Beach, FL 33160



## Funding of Reserves

As mandated by Florida Statutes, the budget for 2020 approved by the Board of Directors on Wednesday, December 11, 2019 includes partial funding of the Reserves.

Reserves are funds set aside for special major project expenses. Fully Funding the Reserves or Waiving full funding of the Reserves requires every owner's vote.

The mandatory partial funding of the Reserves will increase the cost of maintenance for the year 2020 as follows;

- ▣ **Studios and Efficiencies: From \$180.00 to \$195.00**
- ▣ **One Bedroom: From \$300.00 to \$325.00**
- ▣ **Two Bedroom-Interior: From \$401.00 to \$435.00**
- ▣ **Two Bedroom -Corner: From \$454.00 to \$492.00**

If you vote to fully fund the Reserves, future major expenses **may not** require a Special Assessment.

*Coastal Towers Board of Directors  
Operations Manager  
Maintenance Team and  
Security Staff  
To all Coastal Towers Residents*



And



## Marina/Boat Docks Unexpected Delays

A critical path for the construction work is now being delayed from an unknown buried concrete slab SFI team have encountered with the fire line installation along the building near the building drive though. SFI attempted to work around the found concrete slab only to hit more buried concrete slabs as they tried to get around the first one. At this point, SFI has nowhere else to go with this until further information is obtained and a general understanding of what the Miami Dade Fire Department will accept.

SFI will continue to perform noncritical patch work efforts until the concrete slab conflict is resolved. Shoreline will continue to rake up the outside north and south property line, build small working pads around the fire line risers and haul off trash and dirt but none of this work is moving the project forward and this delay constitutes an interruption in the completion of the project due to unforeseen conditions, primarily underground concrete slabs that appear to be protection of unknown underground utilities.

Through discussions with Jason Taylor, Senior Engineer from Cummins/Cedergberg, 5 different options have been identified:

1. Over the existing buried slab, sleeved through concrete (not guaranteed to be accepted by Fire Dept.)
2. Trenched around the buried slab (amount of trenching not guaranteed, but estimated to be around islands)
3. Directionally drilled under the slab (how deep would we know to go?)
4. Cut through the slab (possible damage to power lines and extended loss of power to building)
5. Option of trenching north to connect to the north dock line.

SFI is looking into the options being most likely to be accepted by the fire department. Currently options 1 and 5 seem to be the best course of action, should those options comply with MDCFD regulations and approval. SFI is conscientious to execute the option that will cause the least amount of disruption to the project and the property. A solution will be determined as soon as the proper conditions are accomplished.

## Maintenance Team

### Responsibilities

**BE AWARE** that the maintenance team is responsible for works in the grounds of the property. Repairs that need to be done in the buildings, in the driveway, common areas, etc. Our maintenance team is fully qualified to execute any electrical, plumbing, construction, repairs, painting and cleaning of anything needed in the property at large, **NOT IN ANY RESIDENT'S UNIT.**

Residents are welcome to call the condo association office Monday to Friday during business hours and report any electrical and/or plumbing situation. Our Property Manager will gladly recommend a professional service and our maintenance team will try to help residents if possible. Our maintenance team is also in the premises on Saturday and Sunday from 8 am to 12 pm.

Please, do not call our Property Manager after business hours or on weekends to report any situation inside your unit. Each resident is responsible to resolve situations inside their unit. Contact the Security staff in the lobby and report the situation. The Security guard on duty will contact our Property Manager if needed.

The Security guard on duty in the lobby has information to recommend a plumber or a locksmith. **The Security staff DOES NOT have access to the keys of individual units kept in the management office.**



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## GOT PROPERTY DAMAGE? GET HELP NOW!

**RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS**

**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?**

 Roof Leaks	 Water Damage	 Vandalism Damage	 Loss of Income
 Fire Damage	 Flood Damage	 Hurricane Damage	 Mold Damage

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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

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

## Courtesy and Kindness in Our Community

We all live in a community that we want to enjoy. We want to feel safe, comfortable, proud and happy. Each of us, as residents of this wonderful community, **MUST** cooperate and contribute as responsible citizens. Adhering and following some simple rules and regulations shows respect, consideration, kindness and care for the property we call home and our neighbors. Please, be cognizant, attentive and aware of your conduct, behavior and actions while you are in the premises. Residents should be thoughtful, considerate and conscientious with our actions and behaviors.

Our Residents, Property Manager and maintenance team asks that each of us cooperates and contributes keeping the property clean, orderly and beautiful and our community safe and enjoyable for all.

**Please,**  
**DO NOT** throw lit cigarettes or cigarette buds from the balcony.  
**DO NOT** throw water from the balcony when cleaning the floor or watering plants.

**DO NOT** hang anything from the railing on the balcony

**KEEP THE NOISE DOWN.** Music and sounds low inside your unit after 10 pm (even on weekends)

**RESIDENTS WITH SERVICE ANIMALS**

**KEEP DOGS ON A LEASH ALWAYS WHEN IN THE COMMON AREAS OF THE PROPERTY**

**DO NOT** allow your dog to Defecate on the property

**DO NOT** allow your dog to run in the hallways, lobby and common areas

**BARKING DOGS.** Residents that have dogs barking inside the unit cause a disturbance and a nuisance to your neighbors. Owners that have dogs barking inside the unit will be given a written notice (warning) per each complaint received at the management office by a resident affected by the disturbance caused by a dog barking.

**Two written notices** will be given to the resident owner of the dog causing the trouble. If the situation is not promptly remedied and corrected by the resident after the second written warning, **A PENALTY OF \$100** per day will be assessed by the condominium

association. Tenants that fail to follow this regulation may have their lease cancelled or not renewed.

**AS A COURTESY** to other residents that are afraid and / or allergic to dogs, please use the service elevator only. This is not mandatory.

Demonstrating our kindness and courtesy to other residents of Coastal Towers will indicate and will prove the respect and consideration that makes our community a wonderful place to live.

**Please, cooperate, take responsibility for your actions, be considerate and be respectful.**

### 50 Years Certification

The Board of Directors has received a completed report executed by Pistorino & Alam. The report is 125 pages and consists of all of the areas that will need to be repaired (concrete restoration). This report will be the necessary basis that will be used in order to get all of the bid proposals for the concrete restoration and painting of the building. The Board of Directors will begin reviewing bids.

Bids for the Painting and Concrete Restoration will include;

- Mobilization
- Demobilization
- Permits
- Bonds
- General and Special Conditions





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COASTAL TOWERS					
STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	1009	1/1	705	\$205,000	\$189,000
Active	1011	2/2	1,094	\$325,000	
Active	1019	2/2	1,023	\$314,900	
Active	908	1/1	705	\$259,000	
Active	1129	1/1	720	\$216,000	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 11/1/2019 through 12/2/2019.

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

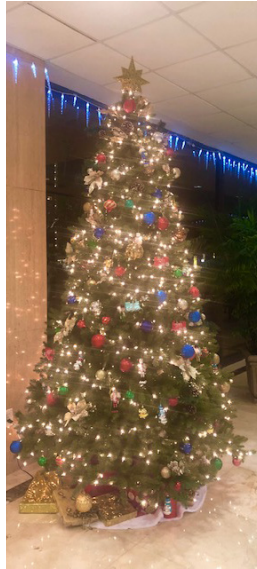


# Holiday Décor in the Lobby

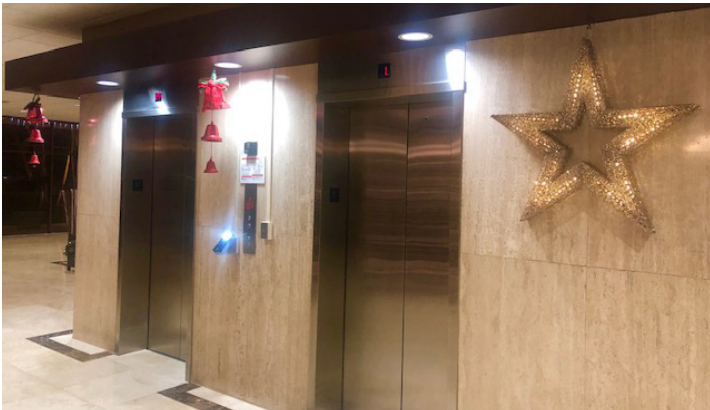
The spirit and joy of the Holiday season is well represented with the ornaments that, have the management and housekeeping team placed around the lobby area.

Several residents expressed their desire to have holiday adornments in the building and we have accomplished a tasteful and beautiful decoration for all residents to enjoy.

The decorations have been appreciated with enthusiasm and praise from our residents. The management office has received very positive feedback and high compliments for the excellent and delightful Holiday display created and coordinated by our Property Manager, Will Vega, coordinated by Franceska Turull and executed by Francheska, the management staff, residents that volunteer to help, and our very efficient and professional housekeeping team.



## Congratulations on a phenomenal decorating success!!



Dear Coastal Towers Residents:

At this time of year, please remember the dedicated office staff, maintenance, and housekeeping staff, who work very hard to ensure that your building and homes are taken care of in so many ways. The Board is suggesting a Coastal Towers Holiday Fund donation of \$35 or more per unit. The total will be shared evenly among all of the employees.

Thank you, the Board of Directors



Queridos residentes de Coastal Towers:

En esta época del año, es el momento de recordar la dedicación y la atención del personal de la oficina, de mantenimiento, y de limpieza que han trabajado muy duro para asegurarse que su edificio y vivienda sean atendidos satisfactoriamente. La Junta Directiva esta sugiriendo una donación de \$35 o más por unidad para las Fiestas. El total sera compartido en partes iguales con todos los empleados. Muchas gracias por su colaboración.

Atentamente, La Junta Directiva

## Attention

Lobby/shopping carts are only to be used for groceries, luggage or small items not for contractor use. Violators will be subject to fines.



shopping cart

Residents please use service elevator when using bell carts. Shopping carts can be used in all elevators. **ID is required in order to use lobby/shopping carts please see front desk for service.**



Bell cart

## BLINDS & SHADES

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# Living in the Florida Riviera Sunny Isles Beach News and Events



**PRE-NEW YEAR'S EVE  
IN SUNNY ISLES BEACH**

**SATURDAY, DECEMBER 28, 2019: 8pm – 11pm**

This event is **ADULTS ONLY (18+)**  
Gateway Park, 151 Sunny Isles Beach Blvd

All city parks (excluding Pelican Community Park) will close at 6 pm on Monday, December 24. Pelican Community Park will close at 1 pm on Monday, December 24. All city parks will be open from 11 am – 6 pm on Tuesday, December 25.

The SIBshuttle will discontinue service at 12 pm on Monday, Dec. 24. The SIBshuttle will NOT run on Tuesday, December 25. The SIBshuttle will discontinue service at 12 pm on Monday, December 31. The SIBshuttle will NOT run on Tuesday, January 1, 2019.

## Pest Control

**Tuesday's starting at 9:00 am**

**1st. Tuesday of the Month:** Floors 16 thru 12

**2nd. Tuesday of the Month:** Floors 11 thru 8

**3rd Tuesday of the Month:** Floors 7 thru 4

**4th Tuesday of the Month:** Floors 3 thru 1

Please see Security guard in the lobby to schedule spraying of your unit.

## PHYSICAL & OCCUPATIONAL THERAPY

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## Under New Management



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- Wash and Set • Balayage Hair • Ombre Style

Call for Appointment. Walk-ins Welcome. Last appointment 6 pm. *\*Hours subject to change. Please call ahead to confirm.*



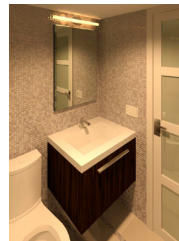
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## Trash Chutes

Please, be advised that you must throw your trash into the trash chute in a **resistant sealed plastic bag**. The recycles must be placed neatly into the recycle bins. We will be reviewing video and will issue a **\$100 per violation** charges against those residents that are deliberately throwing trash on the floor.

### DO NOT LEAVE ANY TRASH BAGS ON THE FLOOR OF THE TRASH ROOM.

Why would you want our cleaning staff to endure cleaning your mess? They work very hard to keep our building clean and neat. Isn't that the way you want to see the building?. Please, don't make their jobs harder than they already are.

**DO NOT LEAVE ANY UNWANTED ITEMS IN THE COMMON AREAS OF ANY FLOOR BY THE SERVICE ELEVATOR**

Let's all collaborate to keep the building clean and tidy.



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9:00 am to 9:00 pm: Friday  
9:00 am to 7:00 pm:  
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