

# COASTAL NEWS



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

Volume 7 Issue 5

February 2020

## PROPERTY STAFF

**Bookkeeper** ..... Luz Guevara  
coastalbookkeeper@gmail.com

**Property Manager** ..... Will Vega  
CTCManager@gmail.com

Francheska Turull  
coastaltowersasstoffice@gmail.com

## IMPORTANT NUMBERS

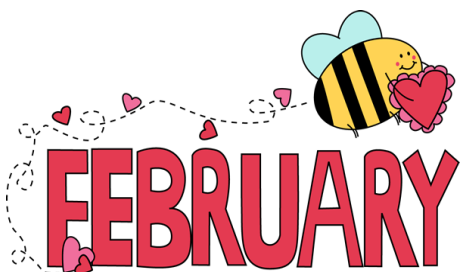
**Main** ..... 305-945-6326  
**Fax** ..... 305-944-7341  
**Security/Lobby** ..... 305-945-2471  
**Security Gate** ..... 305-944-5778  
**Email** ..coastaltowersops@gmail.com

## 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



## MARINA UPDATE

### WATER LINES – FINAL PHASE

SFI has encountered obstacles under the pavement in the parking lot while trenching for the water lines needed to activate the boat docks. SFI has found several concrete slabs under the pavement and the trenching had to stop and be rerouted. Every time there is a change in the trenching path, the request needs to be approved by the inspector of The City of Sunny Isles. This process takes 2 to 3 weeks for approval, thus delaying the completion of the trenching and the installation of the water pipes. It is uncertain why those concrete slabs are underground. As a precaution, SFI will not drill through the concrete slab. Those slabs may be covering electrical power lines that could be damaged if the drilling goes through the slab. To avoid potential problems to the condo association, SFI continues to study the best options to complete the trenching and installation of the water pipes without touching the concrete slabs found.



Once the situation is resolved, SFI will complete this last phase of the marina and boat docks project.

An inspector from DERM was in the property this month and there were no discrepancies found. Based on the results of the inspection, DERM will submit for final approval. Once the final approval has been granted, DERM will provide the condo association an M.P.O. (Marine Occupational Permit). That permit will allow the association to activate the boat docks and begin usage of the Marina while the installation of the water lines is completed.

## Gates for the Boat Docks

**PONCE Service Welding, Inc.** has installed 6 white metal gates to access the docks. Four gates in the north side, Two gates in the south side. Metal panels were also installed on each side of each gate. These gates will be the entry points into the docks. The association will provide keys only to owners that are renting boat docks spaces. The owner will have the key to open the gate to access the boat dock rented. Owners that have rented boat dock spaces need to visit the condo association office to obtain a key.

## Coastal Towers Board of Directors Elections 2020

The 2020 Annual Meeting & Election was held on **Wednesday, January 29, 2020** in the Social Room beginning at 7:00 P.M. All the votes were validated and counted in the presence of Marci A. Rubin, Coastal Towers' Legal Counsel. Votes from all valid Ballots were counted and noted on the Election Monitor Record.

### The 2020 Board of Directors

- Pablo Guedez, President
- Rodolfo M Mendible, Vice President
- Karen Rivera, Treasurer
- Brando Grillet, Secretary
- Ricardo Brito, Director
- Bessie Goldstein, Director
- Mauro Sangio, Director

Thank you to all owners that participated in this very important process. Your valuable cooperation is highly appreciated by the Board of Directors. Thank you for making the election process a success!

## Motorcycle Parking

Any resident that owns a motorcycle must ensure that it is registered with the management office. Any motorcycle that is parked over by the designated motorcycle parking area with expired tags, no decal or has abandoned the motorcycle, management will tow the motorcycle effective immediately. The designated motorcycle parking area has been relocated due to the impending seawall project. All motorcycle owners **MUST** come by the management office to be informed of the new parking location.

## Unit Keys

Please, be sure to have a current copy of your unit keys with the management office! All residents must have a copy of your unit keys on file in the office key safe. In the event of maintenance or other emergency which requires entry to your unit, if we don't have the keys, we will have to drill out the lock to enter the unit. The unit owner is liable and responsible for any damage to the lock and/or door as well as damaged to other units as a result of the emergency. We appreciate your cooperation in this matter.



**Shorter wait**

**time.**

**Shorter wait. Expert physicians.  
Outstanding care.**

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

**Aventura Hospital  
& Medical Center**

**HCA EAST FLORIDA**

## 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



Bell 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.**

## Monthly Financial Statements

All Owners are invited to receive a copy of the monthly financial statements upon request. All operating expenses, revenue received by the association, balances, etc. appear on the statements. Please, visit the management office during business hours, Monday thru Friday from 8:30 am to 4:30 pm and request a copy.

# 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?

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS



Roof  
Leaks



Water  
Damage



Vandalism  
Damage



Loss of  
Income



Fire  
Damage



Flood  
Damage



Hurricane  
Damage



Mold  
Damage

License #P175224

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

**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.



PATRICKJAIMEZ PA

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

**COLDWELL BANKER**  
GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español/Falo Português  
Selling Coastal Towers for over 20 years!

### COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	1129	1/1	720	\$216,000	\$200,000
Sold	703	1/1	720	\$199,000	\$190,000
Active	224	2/2	1,094	\$345,000	
Active	1011	2/2	1,094	\$295,000	
Active	1527	1/1	695	\$229,900	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 01/1/2020 through 02/04/2020.

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

## PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Individual Functional Mobility programs in your home. Personal training available!

**THERAPY IN YOUR HOME**

Licensed Medicare Provider FL8318

Brian Cairts @ 954-328-1505

## 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. 8/31/20 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



## Memo To All Residents

### Lobby Area:

- NO bicycles, scooters, skateboards, hover boards, roll-erblades.
- Must wear clothes with bathing attire while in the lobby
- Must wear tops, bottoms and shoes must be worn at all times while in the lobby

### Guest & Visitors:

- **All GUEST and VISITORS must be registered with security!**
- All GUEST and VISITORS must park in the GUEST PARKING AREA.
- GUEST and VISITORS not adhering to policy will be towed at owner's expense.
- Parking fee begins at 10:00 p.m. Monday thru Sunday.
- Parking fee is \$5.00
- Guest parking cannot be used as secondary parking under any circumstances.

### Balconies:

- **ONLY OUTDOOR FURNITURE IS PERMITTED!**
- Balconies must not be used as storage!
- No bicycles, storage containers, kayaks, grills, hang lights, satellite dishes.
- No clothing hanging from balcony railings!
- No debris should be thrown from balconies, specifically cigarette buds!

### Short Term Leases:

- Any unit found to be a short term rental will be fined and reported to Miami Dade County.

### ESA And Service Animals:

- **MUST BE ON A LEASH AT ALL TIMES**

### Moving / Deliveries:

- Moving is NOT PERMITTED after 4:30p.m. Mon-Fri.
- Moving NOT PERMITTED AT ANY TIME ON THE WEEKENDS / HOLIDAYS!
- Delivery of furniture or appliances is NOT PERMITTED ON WEEKENDS / HOLIDAYS!
- All deliveries must be registered with management office.

### Construction:

- **No work allowed on WEEKENDS / HOLIDAYS!**
- Work hours are from 8:30a.m. until 4:30p.m. Mon-Fri only!

Management would like to thank all residents in advance for following the approved "**Rules and Regulations**" of Coastal Towers Condominium. It is important to understand that living in a community means that all Residents have the right to peaceful enjoyment of their homes. Not following the Rules and Regulations will result in fines.

## New Legal Counseling Services

The Board of Directors has acquired the services of **Carlos F. Martin, PA** for all legal matters needed by the condo association.



Mr. Martin leads the firm's **Community Association Practice Group**. He personally represents communities from Palm Beach to Key West focusing on representation of condominium, homeowners and cooperative associations and country clubs. He is a regular speaker on the topics of collection of assessments, effective covenant enforcement, insurance, hurricane recovery, fiscal management, document drafting and other issues for community associations, and various civic associations.

Mr. Martin regularly lectures for Community Associations and CAMP where he has lectured on community association legal, operational and practice issues.

Mr. Martin is a South Florida native, growing up in the Westchester neighborhood of Miami. Upon graduation from high school Mr. Martin served in the United States Navy until his honorable discharge in 1992. He then attended the University of Rochester in Rochester, New York where he attained his BA in Political Science in 1997. Upon graduation, Mr. Martin moved to San Juan, Puerto Rico where he began a career in Hotel Management and Hospitality. In 1999 Mr. Martin moved to Cincinnati, Ohio to enroll at the University of Cincinnati College of Law where he attained his JD in 2002. Thereafter, Mr. Martin returned to South Florida to begin his career representing community associations and other business interests.

His law firm also provides municipal representation to businesses, communities and individuals that need help navigating through local municipal government codes and agencies.

Mr. Martin will assist our association with, among other things: General Counsel Representation, Civil Litigation, Contract Negotiations and Drafting, Loans and Borrowing, Developer Issues, Elections / Annual Meeting Assistance, Arbitration and Mediation of Disputes, Municipal Violations, Variance Applications, Representation Before Municipal Agencies, Fine Mitigation and Lien Removal

## Attention Residents

Be advised of the following rules and regulations of our condo association.

- **BICYCLES:** Bicycles may be stored in the bicycle storage room. Each unit may gain access only by requesting the key from the lobby concierge. Bicycles must be transported through the service entrance and corridor and on the service elevator. They are not permitted in the lobby and may not be stored on the common elements or limited common elements. All bicycles must display an identification label attached to the crossbar.
- **PACKAGES:** All packages must be addressed to registered owners and residents. The maximum dimensions of any package(s) **cannot exceed 36" x 36" and the weight cannot exceed 30 pounds.** Both first name and last name and unit / apartment number must match the name of the registered Resident. Please note that packages not addressed to registered Residents will be returned to sender. Packages that exceed the minimum required dimensions or weight will not be accepted by the concierge staff / security. The package will be denied. Packages may only be picked up by the registered owner / resident or pre-approved designee.
- **GARBAGE DISPOSAL:** All garbage must be placed in a plastic bag and secured before being thrown down the trash chute or into the dumpster. Garbage must not be left on the trash room floors. Any spilled liquids or garbage must be cleaned up. Cardboard boxes and/or large pieces of cardboard should be broken down and flattened placed in the trash room or placed in the **YELLOW LID RECYCLE CONTAINER** located in the loading dock area. Coastal Towers Condo Association is in compliance with Miami Dade county recycling regulations. Newspapers, glass, metal cans and plastics must be disposed of separately. You may place items in a garbage bag or in the 6 yarder container that is located in the loading dock area.
- **BULK GARBAGE:** Bulk items are not to be left in the loading dock area or in the maintenance corridors of the building. Do not place discarded items in the loading dock area such as **OLD WATER HEATERS, OLD DISHWASHERS, OLD MATTRESSES, OLD DRESSERS, OLD FURNITURE.** It is against Miami Dade County regulations to discard any construction material into the garbage containers. Be advised that there are cameras located in the loading dock area. Any resident or construction worker caught throwing any material that is banned or left in the loading dock area will be fined accordingly.
- **STORAGE AREAS:** All storage areas will be cleaned on a monthly basis. Any items that are not properly secured within the storage areas will be discarded. All storage areas must keep the walk areas free and clear of any debris and items.

## 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.



## Attention Visitors & Residents

Short term/vacation rentals of any kind is strictly prohibited. Short term renting of any part of your unit is a violation of our rules and regulations. If these rules are violated, short term renters will be asked to leave the property and the unit owner will be subject to substantial fines.

## Atencion visitantes y residentes

*Corto plazo/alquiler de cualquier tipo está prohibido. Alquiler a corto plazo de cualquier parte de la unidad es una violación de nuestras reglas y regulaciones. Si se violan estas reglas, los inquilinos a corto plazos se pedirá que desaloje la propiedad de inmediato y el propietario de la unidad será multado severamente por las violaciones.*

## Under New Management



**305-944-7527**  
Monday to Sunday  
9 am – 6:00 pm\*

**We Specialize In:**

Hair Straightening • Permanent Waves • Keratin  
Hair Coloring • Hydration • BOTOX®  
Highlights/Lowlights • We are specialists in long hair  
Pedi & Mani • Haircut and Style for Men, Women  
and Kids • Hair Extensions • Hair Treatments  
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.

## 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.



## 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.

# 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

## 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
- EST. 1980



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

- 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 3/31/2020