

# COASTAL NEWS



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

Volume 7 Issue 4

January 2020

## PROPERTY STAFF

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

**Property Manager** ..... Will Vega  
CTCAmanager@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

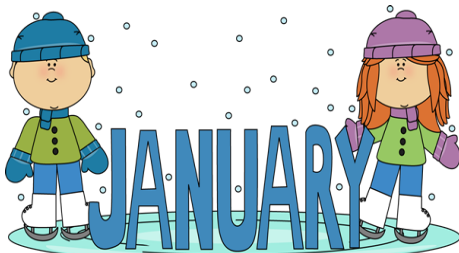


## COASTAL TOWERS

**Condominium Association, Inc.**

400 Kings Point Dr,

Sunny Isles Beach, FL 33160



**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 Coastal Towers. We feel fortunate to have you all as our residents.*

# Memo To All Residents

## Lobby Area:

- NO bicycles, scooters, skateboards, hover boards, roller-blades.
- 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.

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



**DAVILA CONSTRUCTION GROUP LLC.**  
 State General Contractor CGC1521462

### CALL FOR FREE ESTIMATES

**305.747.6707**

Contact@Davila-Construction.com



24 Years in Construction  
 Bathrooms | Kitchen | Floors  
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**ASK FOR OUR CONDO UPGRADE PACKAGES!**

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## 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.



## 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  
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VERTICAL TRACKS REPAIRED

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## 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.

## 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



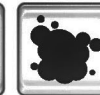
Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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.

License #P175224

## 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.



PATRICKJAIMEZ PA

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

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

### COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	903	1/1	750	\$215,000	\$190,000
Sold	1108	1/1	705	\$175,000	\$175,000
Active	224	2/2	1,094	\$345,000	
Active	1011	2/2	1,094	\$325,000	
Active	1019	2/2	1,023	\$314,700	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 12/1/2019 through 1/2/2020.

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

## 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.



**Closed until further notice**

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 SANDWICHES / BURGERS  
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**HOURS OF OPERATION**  
 9:00 am to 8:30 pm:  
 Monday-Thursday  
 9:00 am to 9:00 pm: Friday  
 9:00 am to 7:00 pm:  
 Saturday and Sunday

- Open 7 Days a Week
- Daily Specials/Cantinas
- Fresh Pastries everyday
- Natural Juices
- Latin Favorites
- Excellent Selection of Household items

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 apartment interiors*

Jeff Diamond & Anthony Lasorsa  
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[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

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  - Full Service Contractors
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  - Plumbing & Electrical Service
  - Smooth Ceilings
  - Doors / Windows
  - Framing, Drywall & Finishes
  - Mirror Installation
- EST. 1980



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Off

any  
remodeling  
job!

10%  
OFF  
Any  
Service

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Not To Be Combined  
With Other Offers.  
Exp 2/29/2020