

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 6 Issue 10

July 2019

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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



Assigned Parking / Guest Parking / Illegal Vehicles

The association will soon be completing the exterior construction of the property. Due to the many inconveniences that have occurred due to the construction many owners / renters have had problems with their assigned parking spaces. The construction has caused certain parking spaces to be out of commission until the work is completed. The association has been able to relocate displaced residents to temporary parking spaces. **The temporary spaces are just that temporary.**



The construction will be coming to an end very shortly. Once the exterior construction is complete, the entire parking lot will be repaved with new asphalt, striping, handicap spaces and new markers throughout the property. Once the project begins, the turnaround time to complete the new asphalt will be about 4 – 6 weeks. The parking spaces will remain the same with the exception of the assigned number. A new number will be assigned to the parking spaces due to the new configuration. Same parking space just a new number.

Many of the issues that the association is dealing with on a daily basis are the illegal parking of non registered visitors / residents in parking spaces that are not assigned to them. The other issues are:

- ☐ Residents stealing and peeling off residents' decals from other cars.
- ☐ Residents with two vehicles on property which one is not registered.
- ☐ Visitors / Guest not paying the overnight fee of five dollars after 10:00 p.m.
- ☐ Residents visitors being disrespectful to the security staff.

Assigned Parking:

All residents who reside within Coastal Towers are assigned **ONE** parking space. There is **NO EXCEPTION**. The Associations Bylaws specifically state these specific rules. All parking spaces belong to the association and not to individual owners. The association reserves the right to assign parking spaces to all resi-

Continued on page 2

Parking (cont. from page 1)

dents. Residents whether owner or renter is not authorized to register more than one car per space.

Guest Parking:

Is not to be used as a **SECONDARY PARKING SPACE**. Guest parking is to be utilized for visitors or guest only. Any resident caught or seen parking their vehicle in Guest Parking or overnight will have their vehicle stickered and immediately towed. Unregistered vehicles will be stickered and towed. Commercial vehicles with or without magnets will be stickered and towed. Any vehicle that parks in an unassigned parking space will be stickered and towed.

Boats, trailers, buses, etc. are not authorized to be on property. Vehicles will be stickered and towed. Guest parking is to be utilized for visiting guests / visitors.

GUEST PARKING IS NOT A SECONDARY PARKING SPACE. Visitors and Guest must have a space to park when visiting family or friends.

Commercial Vehicles:

Commercial vehicles are not authorized to stay overnight on property or in guest parking, or in an assigned parking space. All vehicles violation will be towed at owner's expense.

Illegal Vehicles / Unregistered / Parked Illegally in resident's space.

Any vehicle that is parked in a resident's parking space that is not assigned to the violator will have their vehicle towed immediately. Residents are fully aware that all units as stated before are only assigned one parking spaces. Unfortunately, the association does not have the adequate space to assign more than one space. **All residents' owners and renters who are new to the association acknowledged the parking regulations by signing and addendum as part as their owner / rental agreement.** There are no exceptions to this rule.

New Signage in the Gym

We are counting on each resident that uses the gym to cooperate and keep the area neat and clean. Be mindful of other residents using the facility. Make good use of the equipment. Be a careful and courteous resident. It matters to all of us to keep the gym in pristine conditions. Hours of Operation: 5:30 am to 12:00 pm.



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Electric and Water Services For New Marina

FPL has completed the installation of the conduit and the two transformers needed to supply electricity to the docks located in the North and South side of the new marina. All cables have been placed in the manhole where the installation was conducted. SFI will be filling and sealing the manhole on the week of July 15th.



New Columns

SFI is in the process of building and installing the columns that were removed from the entrance to the property. After the installations of the columns, a new fencing and entrance door will be placed. The columns and the fencing were removed earlier this year to permit large trucks with materials and equipment easy access in and out of the property.



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.



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COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$
Active	1511	2/2	1,094	\$340,000
Active	910	2/2	1,094	\$330,000
Active	1019	2/2	1,023	\$319,900
Active	1208	1/1	705	\$220,000
Active	426	1/1	695	\$184,000

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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686242RA

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 4:30 p.m. Monday – Friday
- 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 the management office.

Construction:

- **No work allowed on WEEKENDS / HOLIDAYS!**
- Work hours are from 8:30 a.m. until 4:30 p.m. Monday to Friday 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.



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Boat Docks Are Closed – Off Limits to All Residents!!!

The Coastal Towers Boat Docks are “CLOSED” and “OFF LIMITS” to ALL RESIDENTS. Any Resident caught using the boat docks after hours and on weekends will be heavily fined by the association. Security has been informed to contact the police immediately. Owners are not authorized to use docks under any circumstances. Owners will be heavily fined for the infraction. Any renter that uses the docks will be heavily fined, forfeiture of security deposit and the association will take all available means to begin the eviction process.

BOAT DOCKS ARE OFF LIMIT!

APPLICATIONS FOR BOAT DOCKS

The number of docks is limited. Docks will be available for rent to owners that do not have their units rented. Please visit the office to complete an application. These are the requirements to apply for a boat dock;

1. Application Fee \$100.00 (non-refundable)
2. ABSOLUTELY NO PETS ALLOWED!
3. Mandatory individual INSURANCE / applications will not be accepted incomplete. Must be renewed annually. If insurance is allowed to lapse or is terminated during the lease term, this will be a material breach of the Lease and the Lease will be terminated.
4. Copy of fully executed lease agreement.
5. Complete **Association Application form**. All fields in the application must be completed. Please write N/A for each field that is not applicable.
6. Legible color copy of valid Driver’s License. (Non U.S. residents

need to provide proper INS documentation.

7. Copy of vessel registration and title showing proof of ownership. (**One vessel per unit.**)
8. Vessel documentation must be registered to a unit owner. **Vessels that are not owned by unit owners will not be accepted. No exceptions.**
9. **Owners are NOT authorized to**
 - Sublease any boat dockage space to any outside individuals or entities under any circumstances for any length of time, or
 - Permit anyone other than the Unit owner listed in the Lease to use the dockage space for any vessel other than the registered vessel. Any attempt to circumvent the association’s policy will be cause for immediate lease termination and forfeiture of their security deposit.
10. **An Association Security Deposit (By Owner Only) (refundable) \$1,000. Unit owner’s personal /**

cashier’s check ONLY. Payable to “Coastal Towers Condominium Assoc.” If there are any damages to the boat dock common areas or violations, the security deposit will be automatically withheld and forfeited. If the security deposit falls short of paying for the damage made by the unit Owner is using the dock. The Unit Owner will be responsible for any and all damages incurred by the Association in repairing the dock.

** Please note the “Security Deposit” is NOT to cover rent due issues between tenant and owner, it is strictly for damages caused to the boat docks common areas or fines and violations issued for non-compliance of rules and regulations incurred by any member, guest or visitor.*

Please note before your interview is scheduled your application must be completed and submitted to the Management Office. Interviews are conducted on Tuesday’s & Thursdays from 2:00PM - 4:00PM



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Guests and Visitors

During the Summer months, and at other times of the year, many family and friends of residents in our community will come to visit and enjoy the amenities. The association requires all residents to register visitors that will be staying for more than one day. **Residents must go to the condominium office and inform Francheska and Will Vega, Property Manager the day of arrival and departure of the visitors.**

This is a requirement of our rules and regulations. Security guards will not permit entrance into the property of visitors that are not registered.

Residents need to comply with maximum capacity allowed per unit:

- **Studios 2 occupants**
- **One Bedroom 3 occupants**
- **Two Bedrooms 5 occupants**

The maximum capacity allowed includes the residents in the unit.

We welcome visitors and guests of our residents and wish the community a happy and healthy summer.

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.

A/C for West Tower Installation

The unit has been installed. The electrician was on location last week in order to install all of the electrical wiring that was needed. A new junction box was added due to the old located on the roof was corroded and inoperable. Per code inspection it was required to be changed and updated. The delay on the unit installation was based on many factors.

One of them being that the city was requiring that a heating element needed to be part of the installation of the new A/C unit. Though the association may never use the heater within the unit the city stated that it is a new requirement.

Southeast Mechanical was on site Monday, July 15th and has completed the final installation requirements in order to operate the new unit. The lead tech has stated that the unit should be operational no later than Friday July 19, 2019.

The A/C will be operational without the heating element being installed. South East Mechanical has stated that the unit will be operational without the heating element installed. The element will be installed at a later date.

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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 vistantes 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.

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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.

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.



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

Monthly Financial Statements

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Please, visit the management office during business hours, Monday thru Friday from 8:30 am to 4:30 pm and request a copy.

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