

# COASTAL NEWS



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

Volume 6 Issue 9

June 2019

## PROPERTY STAFF

### Systems Coordinator

coastalbookkeeper@gmail.com

**Property Manager** ..... Will Vega  
coastaltowersops@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



## New Marina

### FPL Installation in Process

FPL is currently scheduled to start on June 24<sup>th</sup> the installation of the electrical transformer needed to supply electric power to the docks. The installation process will take approximately 10 days to complete according to FPL Technical Specialist, Marco Alvarez.

The electrician for SFI has about 3 days of work to finish up the panels but needs FPL on site, He will be done before FPL is finished and powers up the system.

The revised fire system is about 75% designed but the Mechanical Engineer is currently waiting on flow test from the new building fire pump system to complete the design.

The final design will be used to produce shop drawing within one week. SFI will then submit the fire design drawing and shop drawing to the Miami Dade Fire Department for approval. The approval time will be approximately 10 days. When we receive the final approval, SFI needs 10 working days to complete his work.

Further inspections and approvals will be needed after the work is completed. The major electrical trenching started on March 11, 2019 continues in the parking lot area. Three (3) 6-inch diameter conduits were installed from the north side of the property towards the electric vault just west of the guard house. Road plates were covering the open electrical trench areas for vehicles to transit.

## 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**
  - (A) Sublease any boat dockage space to any outside individuals or entities under any circumstances for any length of time, or
  - (B) 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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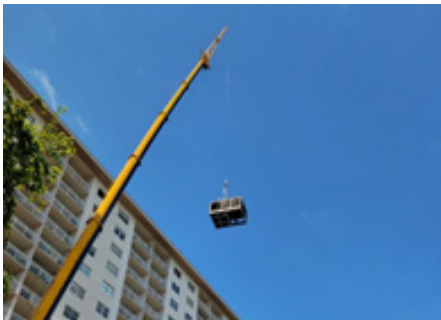
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# NEW A/C FOR WEST TOWER

Southeast Mechanical was on the property on Monday June 3, 2019. They removed the old 50 ton A/C unit from the roof. On Tuesday June 4, the crane was onsite to place the new 50 ton unit in its place. The process was successful. Southeast Mechanical will conduct the necessary installations to activate the A/C unit. The unit will provide air conditioning to the hallways of the west tower. The new A/C unit will be fully operational by the end of June



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## COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	622	1/1	705	\$198,999	\$175,000
Sold	527	1/1	695	\$179,999	\$165,000
Active	1129	1/1	720	\$245,000	
Active	1527	1/1	695	\$229,900	
Active	1208	1/1	705	\$220,000	

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

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## 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.

## New Furniture in Pool Area

New Furniture has been added to the landscape of the pool area. The furniture has been anchored to the concrete. Please, use and enjoy the furniture in the pool area with care and consideration.



## Please comply with the POOL RULES and Regulations

- No food or drinks in pool area!
- No glass items allowed on pool deck area!
- When entering the building please dry and cover yourself!
- No loud music
- No smoking in pool deck area
- No swimming after sundown

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# Access Control

The new Access control system in the main entrance to the building, elevators and common areas has been completed and is fully operational. **Residents will not be granted access if they are not properly registered. Security has been instructed not to allow access to residents who have not complied. Only registered residents and owners will be permitted to register within the Bio Metric Access Control System. Visitors and guest will not be permitted to register.** The name of the new system is the **ZK Access System 5.3.**

# Under New Management



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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.

**Published monthly at no cost for Coastal Towers by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.**

## Memo To All Residents

### Lobby Area:

- NO bicycles, scooters, skateboards, hover boards, rollerblades.
- 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

### Pool Area:

- NO FOOD or DRINKS in pool area!
- NO Glass items allowed on Pool Deck area!
- When entering the building please dry and cover yourself!
- NO LOUD MUSIC
- NO SMOKING IN POOL DECK AREA

### 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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