

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 7 Issue 2

November 2019

PROPERTY STAFF

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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 Project Update

SFI crew is making headway completing the installation of the water lines for the marina. Miami-Dade county Fire department is making the completion difficult by requiring inspections every 100 ft of pipe line installed. SFI needs to keep every joint exposed until inspected. The Fire department also requires to have up to 200PSI of pressure on the pipes for every inspection, which is twice the design pressure for the system. This is a typical procedure to provide proof of nonexistent leaks. The actions by MDC Fire department are causing twice as many inspections usually needed for this kind of project. SFI crew will be pouring concrete pads for the fire risers along the docks now that the trenching is complete. FPL will be dsconnecting the power from the old transformer soon and the old transformer will be removed.

**The Board of Directors, Property Manager,
Management and Maintenance Staff of Coastal
Towers wishes all residents and their families**



**Rejoice in the Splendor and
Harmony of the Season**

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The Association is required by environmental permit to maintain a sewage pump-out system for the marina:

A sewage pumpout station should be installed and maintained in operational condition at all times for the removal of sewage and wastes from vessels using the facility. Based upon the number of boat slips at this facility, a portable pump out station is required.

The management office must contact DERM’s Water and Wastewater Section for approval of pump out systems. This condition must be satisfied within 6 months of completion of work and prior to operation of the facility.”

| Qty: | Item # | Description |
|-------|-----------|--|
| 1.000 | PAH425 | Hand Operated Pumpout Cart - Model 425. Includes 25 Gallon Translucent Holding Tank, Aluminum Cart With Hose Rack. Epoxy Coated Aluminum Pump Housing (12+Gpm) Clear Check Valves, Non-Metalic Wheels. |
| 1.000 | H0025.015 | 25' Suction Hose Assembly with Crush Resistant Lexan® Site Glass (MNPT) and Male Q.C Adapter. Non Marking, Vacuum Rated (30 Hg.) EPDM Suction Hose with Factory Installed Stainless Steel Hose Clamps. |
| 1.000 | C6008.BNJ | Heavy Duty Isolation Valve for Suction Hose. |
| 1.000 | C0011.PKG | Quick Connect Fitting Package for Holding Tank Connection – Includes Brass Reinforced Universal Suction Nozzle (straight), 1-1/2" & 1-1/4" Male Adapter(S) & Q.C Coupler. |

Our Property Manager, Will Vega is in the process of obtaining the sewage pump.

Boat Dock Request Form

The New Marina has been completed with the exception of the main water line. All owners who are interested in renting a boat dock for their boat are encouraged to pick up a request form from the management office. Please return completed form to management office with all the required information. The association will have 33 Boat Docks that will be available for RENTAL USE ONLY. The completion of this form does not guarantee that you will be assigned a boat docking space. Once the association has received the request form, a separate application form will need to be completed by all owners who meet the requirements.

El nuevo puerto de muelles se ha completado con la excepción de la línea principal de agua. Se recomienda a todos los propietarios que estén interesados en alquilar un muelle para su barco que recojan un formulario de solicitud de la oficina de administración. Devuelva el formulario completo a la oficina de administración con toda la información requerida. La asociación tendrá 33 muelles que estarán disponibles SOLO PARA ALQUILER. Completar este formulario no garantiza que se le asignará un espacio de atraque para botes. Una vez que la asociación haya recibido el formulario de solicitud, todos los propietarios que cumplan con los requisitos deberán completar un formulario de solicitud por separado.



GOT PROPERTY DAMAGE? GET HELP NOW!

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Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

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 residents. 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.





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| STATUS | UNIT NO. | BD/BA | LA SF | LIST \$ |
|--------|----------|-------|-------|-----------|
| Active | 1511 | 2/2 | 1,094 | \$340,000 |
| Active | 908 | 1/1 | 705 | \$259,000 |
| Active | 1527 | 1/1 | 695 | \$229,900 |
| Active | 1129 | 1/1 | 720 | \$216,000 |
| Active | 1108 | 1/1 | 705 | \$175,000 |

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 10/1/2019 through 11/4/2019.

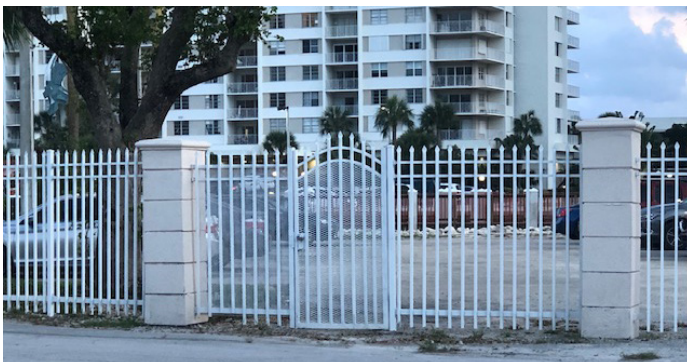
Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

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.



New Pedestrian Gate



A new lock has been placed in the pedestrian gate. All residents **MUST** visit the management office and obtain a new key. Residents that have the original MEDECO key that was used in the old gate will receive the new key at no charge. Residents that do not have the MEDECO key will be charged \$10 for the new key.

Please, refrain from using the entrance and exit of motor vehicles anymore.

BLINDS & SHADES

| | | |
|---------------------------|--|-------------------------------|
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|---------------------------|--|-------------------------------|

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|---|--|--|
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|---|--|--|

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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.

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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LIVING IN THE FLORIDA RIVIERA SUNNY ISLES BEACH NEWS AND EVENTS

NEW LIBRARY HOURS - Sunny Isles Beach Branch Library. Monday, Tuesday, Friday, Saturday: 9:30 am – 6:00 pm. Wednesday, Thursday: 11:30 am – 8:00 pm. Sunday: CLOSED. If you don't yet have your library card and are a resident of Sunny Isles Beach, visit mdpls.org to apply. The library offers seasonal programs for adults and children. To find out more visit sibfl.net/library.

begin on Monday, November 18, 2019, with an expected duration of 8-9 weeks, with completion around mid-January. Project hours are 7:30 am – 5:30 pm on weekdays. Although work is permitted on Saturdays per City Code, it will only take place if needed to catch up due to unforeseen delays. No work will take place on Sundays or on holidays.

WiFi now Available at Samson Oceanfront Park: WiFi is now available for residents to utilize at Samson Oceanfront Park. This new installation marks the sixth park equipped with free WiFi. The following parks are ready for you to connect: Golden Shores Park, Heritage Park, Pelican Community Park, Samson Oceanfront Park, Senator Gwen Margolis Park, and Town Center Park. WiFi will soon be installed at Intracoastal Parks and Gateway Park. The SIB Government Center also offers free WiFi.



December 8, 2019, 10:00 am - 6:00 pm
Heritage Park: 19200 Collins Avenue, Sunny Isles Beach, FL
Phone: 305.792.1706
Website: www.sibfl.net



The Newport Fishing Pier will be closed for regular maintenance on Mondays & Thursdays from 8 – 10 am.

Beach Renourishment Underway from November 18 – Mid-January. The Estates at Acqualina project will be completing a beach sand renourishment from approximately Terracina Avenue (northern City limit) to 185 Street. During this time, the beach will remain open but access may be partially modified. A temporary construction fence will be set up on the beach in the affected areas for the safety of beachgoers. The project will



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 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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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.



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ASK FOR OUR CONDO UPGRADE PACKAGES!

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

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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