

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 7 Issue 1

October 2019

PROPERTY STAFF

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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



Transformer for the West Tower is Fully Operational

Upon a second inspection by FPL, it was discovered that the transformer that supplies electrical service to the West Tower is NOT leaking. FPL was on the property to replace the transformer, but the inspection conducted at the scheduled time to replace the transformer, determined that a replacement was not necessary. The original transformer remains fully operational.



Property Inspection and Report 50 Years Recertification

The process to start the necessary updates to the property as required by the City of Sunny Isles Beach in order to obtain the 50 years recertification of the property in progress. A team of engineers from Pistorino & Alam will be conducting inspections this month all around the property to determine the costs for the following;

- Electrical
- Plumbing
- Concrete Restoration
- Exterior Railing (Parking Lot area/Boat Docks)
- Roofing
- Painting



Pistorino & Alam has submitted a preliminary report completed earlier this year to the City of Sunny Isles Beach for approval. The new report on the costs of the updates on the above-mentioned areas will give the Board of Directors a concise estimate of some of the expenses that we will have during the 50 years recertification process. Owners may visit the condo association office during business hours and talk to our Property manager for more detailed information.



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 back one hour at 2 a.m. on November 3, 2019.

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.

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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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COASTAL TOWERS					
STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	1410	2/2	1,094	\$345,000	\$315,000
Sold	1422	1/1	705	\$217,000	\$204,000
Active	1511	2/2	1,094	\$340,000	
Active	1019	2/2	1,023	\$314,900	
Active	1129	1/1	720	\$216,000	
Active	426	1/1	695	\$170,000	

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

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



SFI has completed the installation of a new pedestrian gate. The Medeco key that was used in the old gate will open the new gate.

Please, refrain from using the entrance and exit of motor vehicles anymore. Any resident needing a key for the pedestrian gate should request the key at the condo association office during business hours.

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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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Marina Project – Electrical in Place

The electrical system for the docks in the new marina has been installed and it is functioning properly. The necessary tests were conducted, and the results were optimal. For now, the breakers that provide electric power to the docks are off.

SFI is in the process of installing the water lines for the docks. The estimated time of installation is four weeks. After the installation of the water lines, a final inspection by the City of Sunny Isles Beach is required. Once the final inspection is completed and approved, the association will obtain the Certificate of Occupancy in order to activate the docks and the marina.

The situation this month with the King Tides affecting the area has delayed SFI team in the installation of the water lines. SFI has been pumping accumulated water in the trenches every day during caused by the effects of the King tides.

Owners interested in renting a dock space **must** visit the management office at this time to complete the application process and cover the required costs.

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 termi-**

nated 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

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!

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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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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.

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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