

# Flamenco Flyer



Volume 11 Issue 5

February 2020

**Flamenco Towers  
Condominium Association**  
3701 N. Country Club Drive  
Aventura, Florida 33180

**ASSOCIATION OFFICERS**

**President**.....David Bowen  
**Vice President** .....Steven Bussell  
**Treasurer** ..... Claudio Riti  
**Secretary**..... Marcia Hoffman  
**Director** ..... Nancy Drobner  
**Director** ..... Tom Gebhardt  
**Director** .....Eugene Kochkin  
**Director** ..... Laura Singer  
**Director** .....Jourdan Weltman

**OFFICE STAFF**

**Manager** ..... Aniana Pagan  
**Admin. Asst.** .....Lazaro Hurtado  
**Maint. Engineer** .... Yadiel Ceballos  
**Receptionist** ..Rose "Rocio" Garcia

**IMPORTANT NUMBERS**

**Main** .....305-931-1225  
**Fax** .....305-936-8865  
**Security** .....305-937-0311

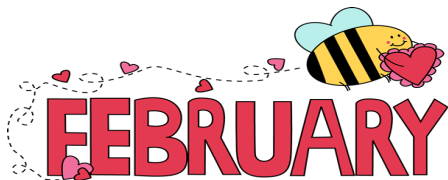
**OFFICE HOURS**

**Monday-Wed.** .....8:00am-5:00pm  
**Thurs.-Friday** .....8:30am-5:00pm

**NEWSLETTER EDITORS**

Steven Bussell  
Laura Singer

Please visit our Website:  
[flamencocondo.com](http://flamencocondo.com)



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

## GREETINGS!

Hope everyone is enjoying the great winter weather. The balcony restoration project is progressing very well. Balcony glass is being installed on several units in the back of the building.

### CONSTRUCTION UPDATE—FEBRUARY 2020

By the time you read this article we expect the following:

#### REAR OF BUILDING

##### Tower 1

- Rear balconies line 08 turned over to residents.
- Railings will be installed on the balconies in line 01 and 09 (glass to follow). Expected to be turned over to residents by early March.
- Balconies line 02 railings should be started by end of February.

##### Tower 2

- Rear balconies of line 23 should be turned over to residents in February.
- Rear balconies line 22 should be turned over to residents by 3rd week of February.

#### FRONT OF BUILDING

##### Tower 1

- Line 07 and line 06 work should be started.

##### Tower 2

- Line 24 and 25 work should be started.

Please see pictures of rear balconies Tower 1 - 08 line.



Neighbors enjoying their new balcony!!

If you have any questions, please reach out to our management office.

Steven Bussell and Laura Singer Co-Editors

## National Pistachio Day

**Date:** February 26

National Pistachio Day is a nutty day. You can celebrate National Pistachio Day by eating them, and learning more about them. We're going to help with the learning part..... read on.



### Nutty Pistachio Facts:

- Pistachios grow on trees. They are native to the Middle East.
- It's a long wait to get the first nut. A pistachio tree takes 7-10 years to mature.
- California is the major producer in the U.S.
- Pistachios are harvested in September by machines that shake the trees. It less than a minute.
- The red dye is added to the nuts is only due to consumer demand for the color.
- Its open hull is unique. The nut is ripe when the hull splits open.
- People in the Middle East call it the "smiling nut" and in China it's called the "happy nut".
- Pistachios are nutritious, so eat them up!

Celebrate today by eating Pistachios. They are great plain as a snack, in ice cream, and in a wide range of desserts.



## Don't Forget... Spring Forward... Fall Back...

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 ahead one hour at 2 a.m. on Sunday, March 8th.

Thinking of selling your home?



2037 NE 163rd street  
North Miami Beach  
FL 33162

LET ME HELP

apt. 2202

\$252K

\$279K

apt. 1809



FEATURED LISTINGS in Eldorado

- ☆ Over \$120 million in past sales
- ☆ 109 ★★★★★ Reviews on Zillow
- ☆ Professional HDR photography, drone shots and virtual tour of your listing
- ☆ Same day FREE valuation of your home

REAL ESTATE AGENT THAT ACTUALLY CARES



Alex Bezgin

Local Aventura REALTOR®

786.223.1735

Alex.Bezgin@yahoo.com

Languages: English, Russian, Spanish

## 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. 8/31/20  
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS

VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

## PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Individual Functional Mobility programs in your home. Personal training available!

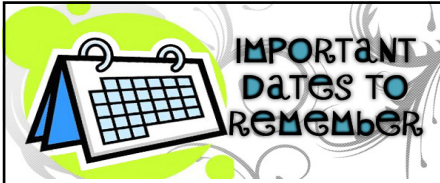
THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505

# Happy Valentine's Day

## FEBRUARY 14



### BINGO

March 2, 2020 at 7:30 in the Recreation Room

### PRESIDENTS' DAY

February 17 - Management Office Will be Closed

### BOARD MEETING DATE

please check bulletin board – TBA

### ANNUAL MEETING AND ELECTION OF DIRECTORS

February 26, 2020

### Landscape Schedule

Please check bulletin board for February dates

### Bulk Trash Schedule

Management Office will email updates



PATRICKJAIMEZ PA

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



www.patrickjaimez.com

Hablo Español/Falo Português  
Selling Flamenco for over 20 years!

### FLAMENCO

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	3701 N Country Club Dr 407	3/3	1,465	\$285,000
Active	3731 N Country Club Dr 223	2/2	1,144	\$224,900
Active	3701 N Country Club Dr 1004	2/2	1,022	\$210,000
Active	3701 N Country Club Dr 103	2/1/1	932	\$195,000
Active	3701 N Country Club Dr 108	2/2	1,160	\$180,000

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 01/1/2020 through 02/04/2020.

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



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



License #P175224

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.



Fernando A. Rizzo, MBA  
REALTOR®

(352) 256-2203  
Fernando@RizzoTheRealtor.com

"Work with a Professional"



## One Dollar Emergency Dental Visit Including Necessary X-Rays NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL  
Phone (305)866-2626 Fax (305)866-2204  
4011 W. Flagler St. Ste. 506, Coral Gables, FL  
Phone (305)643-1444 Fax (305)643-0447



**The First Service Web Site**  
<https://flamencotowers.connectresident.com/>

The Flamenco website contains information including: management reports, contracts, financial statements, calendar of important upcoming events and more. Please go to the website and register, if you have not done so, and you will be able to read Flamenco Community material that may be of interest to you.

**CLICK AND PAY FIRST SERVICE RESIDENTIAL**  
 Payment of the Maintenance and Upcoming Assessment can be paid online. No More Coupon Books. Easy to Pay.

**Signing up is easy:**  
 Log onto fsresidential.com and click on Make A Payment or any questions? Call 1.888.354.0135 and press Option1.

<https://www.clickpay.com/custom/fsr/login.html>

You can:

- Pay by eCheck at no cost
- Pay by credit or debit card for a nominal fee
- Set up automatic payments
- Pay from your phone or tablet.

OR

Follow these steps:  
 Steps to Pay –Click and Pay --- First Service Residential  
<https://www.fsresidential.com/florida/make-a-payment>

- Click --Log in and pay online
- Login or Register
- Click Auto Pay
- Click Edit
- Edit amount
- Change amount
- Save
- Close.

**Flamenco Condo Election Night**  
**February 26, 2020 at 7PM.**  
**Don't forget to VOTE!!**

Our annual election for Board Members is coming up and we strongly encourage every unit owner TO VOTE. Please remind your neighbors and those that are out of town to vote as well. It's important to support the condominium and be knowledgeable about who is on your Board of Directors.



Our Annual meeting is scheduled for Wednesday, February 26th, at 7:00 PM. This year Flamenco will have a "Meet Your Candidates Night" February 10th at 7:00 PM in our Recreation Room. We hope that you all come and show your support to our candidates.

**Drop your ballots in the office, mail them or vote the evening of February 26, 2020.**

**FOR SALE:** 3701 N. Country Club Dr. unit # 304



*Live in the city of Aventura most charming address across from the beautiful 3-mile walking and bike path loop and minutes from the iconic Aventura Mall! This beautiful 2Bed/2Bath condo had been totally & beautifully updated in 2011 & offers inviting views of the pool from its balcony.*



**CALL US!**  
**Haroldo Lopez**  
**& Eliza da Rocha**  
**(786) 234-3615**



HAROLDO LOPEZ & ELIZA DA ROCHA

## LEAP YEAR FEBRUARY 29

**What Is a Leap Year?** Simply put, a leap year is a year with an extra day—February 29—which is added nearly every four years to the calendar year.



**Why Are Leap Years Necessary?** Adding an extra day every four years keeps our calendar aligned correctly with the **astronomical seasons**, since a year according to the Gregorian calendar (365 days) and a year according to Earth’s orbit around the Sun (approximately 365.25 days) are not the exact same length of time. Without this extra day, our calendar and the seasons would gradually get out of sync.

Because of this extra day, a leap year has 366 days instead of 365. Additionally, a leap year does not end and begin on the same day of the week, as a non-leap year does.

**How Do You Know If It’s a Leap Year?** Generally, a leap year happens every four years, which, thankfully, is a fairly simple pattern to remember.

## New Mailing Address for Assessments & Online Payments

The mailing address for assessment payments and Online Bill payments has changed. **NEW MAILING ADDRESS** for all assessment payments below:

FLANCO CONDO  
C/O First Service  
Residential  
P.O.BOX 62061  
Newark, NJ 07101



- If you mail a check for your payments, please use the address above and include the enclosed remittance slip.
- If you pay your assessments through your bank’s **ONLINE BILL PAY** feature, please log in to your online banking account and update the payee’s address as listed above.
- If you pay your assessments **ONLINE** through **CLICKPAY** there is no action required. Your payments will continue as scheduled.

**Sell your unit  
for  
TOP PRICE.**

**FREE REPORT**

*Find out how much your unit is worth now.*

*Take advantage of the renovations at the Coronado Towers and sell your unit for top dollar.*



**Helena Grossberg, MBA**  
*Licensed Real Estate Broker  
REALTOR® & Notary  
Real Estate Instructor*



**CALL (954) 809-5318**

English | Español | Português

**If you want to buy, sell, or rent your unit,  
work with someone that has experience.  
DO IT WITH CONFIDENCE.**

[www.HelenaGrossberg.com](http://www.HelenaGrossberg.com)

**ALM Realty & Services, Inc.**

### Under Contract!

7441 WAYNE AVE, #6J  
MIAMI BEACH, FL

**Call Now!**  
**Rosa Jacquelin**  
**(786) 239-1283**



Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

*Love Where  
You Live!*

[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
  - Popcorn Ceiling Removal
  - Smooth Ceilings
  - Framing, Drywall & Finishes
  - Full Service Contractors
  - Plumbing & Electrical Service
  - Doors / Windows
  - Mirror Installation
- EST. 1980



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
 Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**  
any  
remodeling  
job!

**10%  
OFF  
Any  
Service**  
Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 3/31/2020

**Shorter wait  
time.**



**Shorter wait. Expert physicians.  
Outstanding care.**

[www.AventuraHospital.com](http://www.AventuraHospital.com)

**Aventura Hospital  
& Medical Center**

**HCA EAST FLORIDA**