

Flamenco Flyer



Volume 11 Issue 9

June 2020

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

ASSOCIATION OFFICERS

- President**..... Laura Singer
- Vice President** Tom Gebhardt
- Treasurer** Jennifer Gullo
- Secretary**.....Mercedes Zabala
- Director** Marcia Hoffman
- Director** Eugene Kochkin
- Director** Pilar Medina
- Director** Lawrence Silver
- Director** Jourdan Weltman

OFFICE STAFF

- Manager** Aniana Pagan
- Admin. Asst.**Lazaro Hurtado
- Maint. Engineer** Yadiel Ceballos
- Receptionist** Diana Alvarez

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

Please visit our Website:
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 to advertise in one of our newsletters or to get a free newsletter for your property.



MESSAGE FROM THE BOARD

Dear Residents, Unit Owners and Friends,

As we start a third month of the Covid 19 lock-down here in Miami-Dade and Flanco, I think it is good to reflect on where we were last year and where we are today and perhaps also look forward to where we will be tomorrow. I have the sense that we are all looking forward to that specific light at the end of the tunnel. We will all get through this together.

Flanco now has an Association Manager who is handling not only the regular operational issues but has taken on, in the opinion of all Board of Directors, an excellent position and full understanding of the current balcony and concrete restoration project. This has resulted in having the entire project moving along more efficiently compared to the past. In addition, the Board as well as residents are better informed and kept up to date on this particular progress as well as other developments at Flanco Condominium

Other Flanco projects and undertakings that have appeared and will appear, continue to have a more substantial and complete research and evaluation which makes for better quality and more savings for our association.

Although the committee system is no longer the way it was during previous years, the efficiency and communication has definable results, all crafted by the Board and Association Manager, who is guiding us through the various projects and issues. It should be obvious to all. The association financials are

Continued on page 2

Board (cont. from page 1)

now diligently being worked on by Management and the Board. This ahead of time so past errors can be corrected and future errors avoided. We have a clearer view on what is still lingering, better understanding what the Association owes and finally where the Association can save so we can replenish the Association reserves.

The monthly Flanco Flyer and the regular email updates to the membership from the Management office are informative and clearly assist owners in knowing where we stand.

With the incredible skill set of the current Board, we think that by the end of this year we will have been able to have refined the system and operation like it has never been before.

We will be having open Board of Directors meetings conducted by phone for the foreseeable future (due to Covid 19) and eventually transitioning back into regular open board meetings. I hope that all owners and residents are able to see and realize the accomplishments and efforts in making this a transparent, efficient and great community once again.

Myself and the rest of the Board of Directors are just thankful, regardless of what we are all going through, to be at this fantastic place and under these changes, with a fantastic Flanco President, who is helping us get through everything in a disciplined and compassionate way.

We are all in this together but more importantly, WE WILL ALL GET THROUGH THIS TOGETHER!

Tom Gebhardt, Vice President
Flanco Condominium Association.

LIFESTYLE
INTERNATIONAL REALTY

Fernando A. Rizzo, MBA
REALTOR®

(352) 256-2203
Fernando@RizzoTheRealtor.com

"Work with a Professional"

South Florida Law, PLLC
A Private Law Firm www.InjuryInFla.com

YOUR NEIGHBORHOOD PERSONAL INJURY ATTORNEYS!

- Car Accidents
- Uber/Lyft Accidents
- Slip & Fall
- Trip & Fall
- Wrongful Death

FREE CONSULTATION

954-800-7933
1920 E. Hallandale Beach Blvd. Ste. 701
Hallandale Beach, FL 33009

PHYSICAL & OCCUPATIONAL THERAPY
Are You Suffering From Back Pain, Poor Balance, Weakness?

We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME
Licensed Medicare Provider FL8318

Brian Caitis @ 954-328-1505

BLINDS & SHADES

FREE SHOP AT HOME SERVICE **WE BEAT ANY ESTIMATE** **FREE MEASURING & INSTALLATION**
BLINDS, SHADES, SHUTTERS

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

WHAT'S HAPPENING IN FLAMENCO TOWERS IN THE MONTH OF JUNE

COVID -19 PHASE I RE-OPENING PLAN

As excited as we are to start re-opening, we still have to be aware that it is up to our residents to keep the community safe. We are responsible for making conscious, informed and mindful decisions on how to proceed and how we are going to tackle the next few weeks in a safety-first mode. For now, common areas and amenities, including pool/spa, fitness center, and community rooms are NOT part of this Phase I plan and will continue to remain closed until further notice by county officials. Flamenco Towers has implemented Phase I Re-opening Plan that includes the following stringent mitigation and containment measures that went into effect May 26th, 2020.

We will continue to closely monitor the situation and will provide updates as more information becomes available. Other preventative measures will be implemented as conditions change to mitigate the impact to the community.

Sale and Rental Applications

- Tenant Evaluation online application system re-opened on May 26th, 2020.
- Processing of applications will take 10-15 business days.
- Orientations will be held via phone or video conference only.

Move In/Out and Deliveries

- Management must be advised at least 48 hours in advance hours and use of the elevators will be limited to the hours of 10:00am – 3:00pm to allow for thorough cleaning by the maintenance team.
- Movers will be required to wear nose and mouth coverings at all times.
- Realtor Showing

- Showings will be permitted but limited to Monday – Friday between the hours of 9:00am – 3:00pm only.
- Realtors and potential clients will be required to wear face and mouth coverings.
- Contractors
- Non-essential contractors and vendors will be prohibited from entering the building. ONLY emergency service providers due to plumbing or AC would be permitted. The access of only those critical contractors for the operation of the building will be strictly monitored by management.

Management and Maintenance Personnel

- Management Office will continue to operate but will limit residents' access to the office- unless it is an important matter. Otherwise, we would ask that residents please call and or send an email for any non-emergency requests, comments, complaints, or special needs.
- Regular business hours will remain as usual.
- Limiting the access of units by

maintenance personnel unless an emergency.

- Residents and Contractors must wear a mask to speak with a member of the team.

The following protocols and procedures remain in place.

Use of Masks

We now know a significant portion of individuals with COVID-19 are asymptomatic and can transmit the virus without showing symptoms. Consequently, the CDC advises wearing cloth face coverings in public. It is strongly recommended that residents use masks or cloth face coverings while walking around the building.

Elevators

Please limit the number of individuals getting into the elevator at the same time to only two (2) passengers in order to avoid crowding. Residents should also consider only riding the elevator with their own party.

Continued on page 4





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

COLDWELL BANKER
GLOBAL LUXURY

PATRICKJAIMEZ PA

Hablo Español/ Falo Português
 Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE
My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour	Property Website
Online Advertising	Customized Email Distribution
Social Media Posts	Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

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

What's Happening (cont. from page 3)

Shoes

Although we appreciate all Residents practicing the necessary precautions, we ask that no shoes be left in the corridors. If you remove your shoes, please place them inside immediately. This is to be mindful of your neighbors and also avoids tripping hazards.

External Visitors

Non – essential visitors: We discourage external visitors; the general recommendation is that the access of external people to the building is minimized. We share with all of you the responsibility to follow this guideline. While we cannot enforce these measures completely, we count on your sense of accountability. Should you have the need for an outside visitor or aide it is requested that they wear masks while on property.

HURRICANE GUIDE

Hurricane season begins June 1st through November 30th. During these months, special precautions need to be taken by everyone in the building. The Flamenco Towers Hurricane Guide has been made to help you understand what to expect during a hurricane and includes

important information on how you should prepare. We ask that all residents read the guide and make necessary preparations should a storm approach. While the Management team will keep you up to date on the status of any storm it is important that all residents listen to local radio or television stations for up to date National Weather Advisories.



CONSTRUCTION UPDATE

We want to thank all the unit owners who attended our recent construction meeting via conference call. We are working on schedule future virtual meetings so that we can continue to keep all Residents informed. Should you have any questions or concerns on your specific drop/unit please email the Management Office so that your questions or concerns can be answered directly

TOWER 1

- Drop 3- Glass Installation, Top Coat application in / Plan to Open on Friday, June 5th, 2020
- Drop 7- Intrusion on 307- Living/ Rebar
- Drop 6- Forming in process.
- Drop 5- Concrete poured on Friday, May 29th, 2020/ Curing/ Remove Forms

- Drop 4- Demo in process.
- Drop 3W- Putting Back Stucco

TOWER 2

- Drop 24- Forming in process.
- Drop 25- Forming in process.
- Drop 26- 2nd round demo in process.
- Drop 27- Demo in process.
- Drop 28 W-Putting Back Stucco

BACK RAMP ENTRANCE

Due to construction, beginning Monday June 1st, 2020 the back ramp will be closed Monday – Friday between the hours of 8:30am – 4:30pm. Residents, we ask that you please use the side receiving entrances during these hours.

BERGER WINDOWS IMPACT WINDOWS AND DOORS

The pending Engineer scope of work detail for this project has been completed. Management is working with Berger on the order of the impact doors for those units affected by an intrusion. For those owners who have opted to purchase doors at their own expense we ask that you please contact Berger directly as the required detail per code may affect your order. An Architectural Modification Package must be completed and approved by the Association prior to any work taking place.

SHUTTER RE-INSTALLATIONS

Shutter reinstallation are currently in process. The Management office will be contacting owners directly with the units scheduled time and date. Please note that Permit and NOA documents must be on file and reviewed prior to the re-installation.

BALCONY RE-OPENING REMINDERS

- Only outdoor furniture and plants are permitted.

Continued on page 5

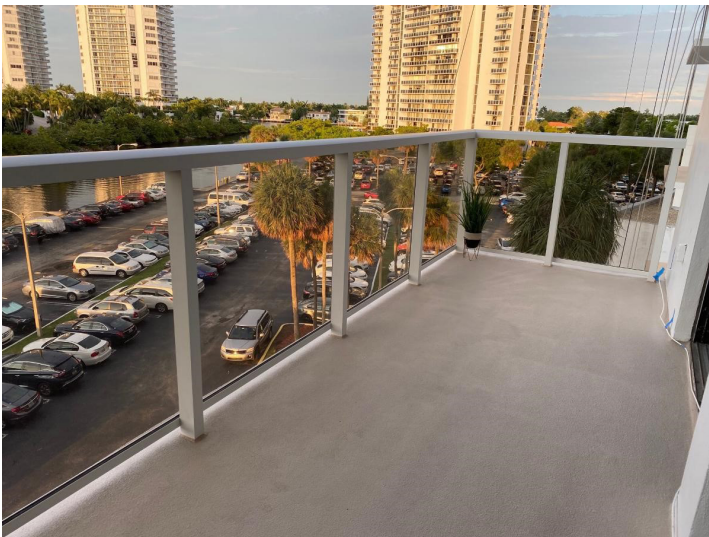
What's Happening (cont. from page 4)

- Balconies must not be used as storage. No storage boxes or closets are permitted.
- No bicycles, coolers, kayaks, grills, hang lights.
- No clothing hanging from balcony railings.
- No debris should be thrown from balconies.
- No Resident shall cause anything to be affixed, attached to or hung, displayed or placed on the exterior walls of the building.
- No drilling of the exterior floors or walls is allowed for the attachment or hanging of any material. This includes ceiling fans, light fixtures or hammocks.
- No coverings allowed on balcony flooring including area rugs and indoor/outdoor carpeting.

BALCONY CLEANING PROCEDURE

To thoroughly clean the deck to remove dirt and debris, Residents can use a low sudsing, biodegradable, solvent-free and acid free cleaner and soft bristle brushes only. This method requires thorough rinsing with clean water to avoid slippery when wet conditions and residue. Do not use wire brushes. Avoid the use of solvents for health, safety and environmental reasons. Solvents can also damage the System if allowed to remain ponded on the membrane.

We hope you enjoy your new balcony!



SMOKING IN STAIRWELLS

Over the past week there has been various complaints of cigarette and cannabis smell emitting into hallways. The maintenance team has found cigarette butts and ashes in the stairwells, be advised that smoking in the stairwells is not permitted. Please be considerate of your neighbors!

ANNUAL TREE TRIMMING

Brightview will be conducting the annual trimming of all palms on Monday June 15th, 2020. This is expected to be

completed in two days. Management will be temporarily re-locating several vehicles to all access to the palms.

SEAWALL SIDE WALK PARTIAL CLOSURE

Due to safety reasons, the portion of the seawall sidewalk near the car wash area has been closed off. We ask that Residents adhere to the safety notices and refrain from accessing this area until further notice.

ANNUAL FIRE PROTECTION INSPECTION NOTICE

Please be advised that on Wednesday June 10th, 2020 through Thursday June 11th, 2020, American Fire Sprinkler Services will be on site to perform an annual Fire Protection Inspection of the fire sprinkler, backflow and fire pump on our property. This is being done in conjunction with our staff. During this inspection; the alarm might sound, Strobes could go off and water might be shut off from time to time for short periods to ensure all components of the fire sprinkler and backflow system are operating correctly. These inspections are required by the local Fire Marshal, Water & Sewer Department, fire codes, and national standards.

BEST DEALS IN AVENTURA

Weichert
REALTORS®
 Alfa Group

Eldorado	Flamenco
NEW PRICE \$242K unit 2202	NEW PRICE \$279K unit 1922

REAL ESTATE AGENT YOU CAN TRUST

Alex Bezgin
 Local Aventura REALTOR®

786.223.1735
 Alex.Bezgin@yahoo.com
 2037 NE 163rd street, North Miami Beach, FL

Languages: English, Russian, Spanish

NATIONAL SELFIE DAY

Date When Celebrated: This holiday is always held on June 21. June 21 is National Selfie Day. It's a cinch to participate in this holiday. And, it's fun! Simply take your smartphone out of your pocket or purse, and take a selfie. Make sure to put on as big smile.



Selfies are extremely popular. Millions of them are taken each and every day. It kind of makes you wonder why we need a special day to encourage us to take a selfie. Most people believe selfies originated when smartphones came on the scene. Smartphones have built-in, hi pixel cameras, with a lens on both sides of the camera, making it easy to take a selfie. In actuality, selfies were around for a long, long time, they just weren't called "selfies". Back in the day of film-based cameras, some cameras had a delay feature on the camera. You could set the camera up on a table or tripod, aim it, and press the delay button (usually ten seconds). Then, you had to run to where the camera was aimed and pose. They were not called selfies. Enjoy Selfie Day and don't forget to SMILE!!

HURRICANE SEASON

Hurricane Season June 1 to November 30. Hurricane Season is fast approaching. Are you prepared? Below are some key tips to include in your personal hurricane plan. Have disaster supplies on hand.

- Flashlight and extra batteries
- Portable, battery-operated radio and extra batteries
- First aid kit
- Emergency food and water (1 gallon per person per day)
- Canned foods and non-electric can opener
- Essential medicines
- Cash and credit cards
- Check your insurance coverage and be sure it includes replacement coverage.
- Secure important documents: passports, birth certificates, wills, insurance documents and pictures.

Evacuation Plans:

- You need to have an evacuation plan if you are required by Miami Dade and the City of Aventura to evacuate. That plan should include where will you evacuate to and what you need to take with you when evacuating
- Emergency Evacuation Assistance Program. Residents who may need assistance evacuating from disaster should register for the Emergency Evacuation Assistance Program by calling the Office of Emergency Management at (305) 513-7700 to receive an application.
- Please notify the Management Office if you have special needs. 305-931-1225



**IMPORTANT
DATES TO
REMEMBER**

June 21, 2020 - **FATHER'S DAY**

June 20, 2020 - **SUMMER BEGINS**

July 3 - **IN OBSERVANCE OF
INDEPENDENCE DAY- OFFICE CLOSED**


June 15, 2020 – June 16, 2020
ANNUAL TREE TRIMMING

Landscape Schedule
Please check bulletin board for June dates

Bulk Trash Schedule
Management will notify dates by email.

**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 Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

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.

PLEASE CONTACT MANAGEMENT OFFICE IF YOU HAVE ANY QUESTIONS!

Appointments will be made in order to answer your questions. Please call the office. 305-931-1225.

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
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

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



- 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 7/31/2020