

# Flamenco Flyer



Volume 11 Issue 6

March 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](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.

## Board of Directors Annual Election

The Board of Directors Annual Election was held on February 26, 2020. Thank you to all unit owners who participated, and a warm welcome to our newly elected Board Members!

JENNIFER GULLO  
MARCIA HOFFMAN  
PILAR MEDINA  
LAWRENCE SILVER  
MERCEDES ZABALA



## Management Team Emails

Residents, we recently have had several owners trying to contact the office using the old staff emails. Below are the most updated contact emails:

Aniana Pagan, Property Manager – [Manager@Flamencocondo.com](mailto:Manager@Flamencocondo.com)  
Lazaro Hurtado, Administrative Assistant – [Admin@Flamencocondo.com](mailto:Admin@Flamencocondo.com)  
Diana Alvarez, Receptionist – [Receptionist@Flamencocondo.com](mailto:Receptionist@Flamencocondo.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.

# What's Been Happening at Flamenco During the Month of March

## PROJECTS COMPLETED:

### Landscaping:

Brightview completed the installation of the approved landscaping. Below please find before and after photos.

### Street Side Grass Replacement



### Front Street Side Bump Planter Area



### Right Entrance Side Planter Area



## CONSTRUCTION UPDATE:

### TOWER I

Drop	Status
9	Glass in, Punch List work started.
1	Top Coat finishing/ Glass to start
2	Painting- Done next week
3	Stucco Repairs completed- Sloping Starting next week
8 Front	Rails in place. Still need to be grouted.
7	Screen Enclosure Removal
6	Tile Removal
5	Staging once Drop 9 is done

### TOWER II

Drop	Status
21	Rails Delivered Next week- Install to begin
29	Sloping/ Waterproofing
28	Stucco Repairs completed- Sloping Starting next week
23 Front	Rails on Site- not installed
24	Screen Enclosure Removal
25	Tile Removal
26	Staged/ Protection/Survey

### TOWER I HALLWAY AC

Please be advised that the equipment that supplies air conditioning to the hallways in Tower I remains out of service. We are working diligently on having this repaired as soon as possible. Residents, please note that the hallway temperatures will be warmer than usual.

## BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE  
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VERTICAL TRACKS REPAIRED

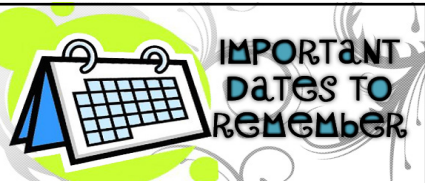
305-469-8162 WE SHOW UP! 25 Years in Biz



We all welcome our new  
Receptionist  
**DIANA ALVAREZ**

**Moving / Deliveries**

- Moving is NOT PERMITTED after 4:30 p.m. Monday – Friday
- Moving NOT PERMITTED AT ANY TIME ON THE WEEKENDS
- or HOLIDAYS
- Delivery of furniture or appliances is NOT PERMITTED ON WEEKENDS or HOLIDAYS
- All deliveries must be registered with the Management Office.



**BINGO**

April 6, 2020 at 7:30 in the  
Recreation Room

**PURIM BEGINS**

March 9 (Sundown)

**ST. PATRICK'S DAY**

March 17

**SPRING BEGINS**

March 19

**Landscape Schedule**

Please check bulletin board for  
March dates

**Bulk Trash Schedule**

Management will notify dates by  
email.

**ANIMALS MUST BE ON A LEASH**

**ORDINANCE NO. 2019- 05 CITY OF AVENTURA**

An ordinance of the City of Aventura, Florida, amending chapter 10, entitled “animals,” of the city code by amending section 10- 1, entitled “removal of canine fecal matter; canines to be leashed”



**Chapter 10 — ANIMALS**

Sec. 10- 1. - Removal of canine fecal matter; canines to be leashed.

a) Removal of fecal matter required. It shall be unlawful for any owner or person in control or having custody of any canine to fail to remove the fecal matter of such animal from:

1. The street, sidewalk, swale, bikepath, park area or any other public property; or
2. Any private property not belonging to the owner or person having custody of the canine.

City of Aventura Ordinance No. 2019- 05

b) Disposal of fecal matter. For the purpose of this section, all fecal matter shall be immediately removed by placing such matter in a bag, wrapper, or closed or sealed container and thereafter disposing of it in a trash receptacle, sanitary disposal unit or other closed or sealed container.

c) Responsibility of property owners.

- Any person owning or leasing any private property in the City is responsible for maintaining such property in an odorfree and sanitary condition in accordance with this section.
- d) Canines to be leashed. It shall be unlawful to take an unleashed canine into, or to keep any unleashed canine in or upon, any public property in the City, except into parks or areas within parks which are specifically designated as dog parks and are authorized by the City for unleashed canines.
- All canines when not on the premises of the owner or the person in control thereof, must be on a leash under control of a competent person, except as specified above.



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**FLAMENCO**

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3731 N Country Club Dr 627	3/3	1,465	\$260,000	\$245,000
Active	3731 N Country Club Dr 624	2/2	1,022	\$235,000	
Active	3701 N Country Club Dr 706	2/2	1,135	\$229,900	
Active	3731 N Country Club Dr 223	2/2	1,144	\$224,900	
Active	3701 N Country Club Dr 701	2/2	1,092	\$209,900	

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 02/01/2020 through 03/03/2020.

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

## Things to Remember

### Special Assessment Reminder

Owners who did not submit full payment of the special assessment by Friday, February 7, 2020 have automatically opted for the payment plan option. The first payment will be due March 15th, 2020. Coupons have been processed and will be received in the mail soon, please note if you are on the ClickPay auto pay system you will not be receiving coupons.



If you need assistance in setting up the new assessment or wish to enroll in autopay contact the Management Office!

### Balcony Reopening Reminders

- **Only outdoor furniture and plants are permitted!**
- Balconies must not be used as storage!
- No bicycles, storage containers, 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, bio-degradable, 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.

### Storm Shutter Audit

The Management Office is in the process of auditing all storm shutter documentation. This is necessary for re-installation of the shutter once construction on your balcony is completed. We ask that any owners with

shutters please verify that all necessary documentation is on file. Please make sure all Hurricane Shutter Permits are on file in the office.

### Receiving Area – Trash Disposal

Residents are only permitted to bring down large items when bulk trash pick up is announced. Security will be monitoring the receiving areas closely, please do not dispose of your items unless notice of trash pick-up has been announced. Please do not forget that boxes must be flattened and brought down to the designated area!



### Laundry Room

While using the washing machines please keep in mind that pods must be placed inside with clothes in the washer drum. **DO NOT** add to the dispenser drawer. Please remember to clean the lint trap after every use.

### Short Term Leases

The Management Office is closely monitoring third party websites for advertisements of illegal short-term rentals. Any unit found to be a short-term rental will be fined and reported to Miami Dade County.

### Tower I Elevator

Elevator I remains out of service, the necessary parts have been ordered. We are working closely with Schindler Elevators to have this addressed as soon as possible. Please be advised there may be longer wait times than usual.



**stellar**  
Public Adjusting Services  
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## 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**



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Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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<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

1. <https://www.fsresidential.com/florida/make-a-payment>
2. Click --Log in and pay online
3. Login or Register
4. Click Auto Pay
5. Click Edit
6. Edit amount
7. Change amount
8. Save

### International Earth Day

*Date When Celebrated:*

*Always on Vernal Equinox*



International Earth Day was initiated to make earth inhabitants aware of their responsibility to care for the planet. This care includes environmental and natural resources. International Earth Day was founded by John McConnell, of Davis City, Iowa. In September, 1969, he proposed the establishment of Earth Day to the San Francisco, California Board of Supervisors. After approval, he gained support from many others, including then UN General Secretary, U Thant. In 1970, McConnell wrote an Earth Day Proclamation which was ultimately signed by UN Secretary General U Thant on March 21, 1971. This day is also called Sun-Earth Day.

### National Corned Beef & Cabbage Day

Date When Celebrated: Always March 17

If it is Saint Patrick’s Day, then it must certainly also be *National Corned Beef and Cabbage Day*. This is no coincidence. You may be surprised to learn, that Corned Beef and Cabbage is as American



as Apple pie. A traditional recipe in Ireland was salt pork or a bacon joint with cabbage and/or potatoes. Beef is not popular in cooking in Ireland, as the ancient Celtic culture considered cows to be sacred, and cows were most often used as work animals on farms. In the mid 1800’s, Irish immigrants to America, found their Jewish neighbors had corned beef, which was similar in taste, but much cheaper. So, the American version of this easy to make Irish dish, became Corned Beef and Cabbage.

Corned Beef is usually made from brisket or round roast, cured in a seasoned brine. Corned beef and cabbage recipes are easy to make. The basic ingredients are corned beef, cabbage, potatoes and carrots, slowly stewed in water. You can add a variety of other herbs and spices. Feel free to experiment. We hope you enjoy your dinner tonight.... It’s corned beef and cabbage.

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FL 33162

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apt. 1809



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