

# Flamenco Flyer



Volume 11 Issue 8

May 2020

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

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**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)



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**MESSAGE FROM MANAGEMENT**

We still find ourselves in the midst of this unprecedented global pandemic and it has been a period of immense concern and difficult for many. Our thoughts are with every one of our residents and employees who are managing a new “normal” during this time.

Given the changing circumstances, we believe it is important to continually review our practices and communicate them to you. Collectively, we must continue to take necessary precautions to keep each other safe and we will do our part to prevent the spread of the virus, *together*.

**WHAT'S BEEN HAPPENING AT FLAMENCO DURING MAY  
Tower I Hallway AC**

The necessary repairs to the equipment that supplies air conditioning to the hallways in Tower I has been completed and it is now back in service. The Board and Management Team are working on reviewing the replacement proposals for the air handler in both towers, this will be happening later in the year.

**Tower I Elevator**

The Elevator company completed the necessary repairs to Tower I Elevator 1 and it is now back in service.

**Receiving/ Loading Dock Area – Trash Disposal**

The contractors have removed the scaffolding from both loading docks. We ask that residents properly dispose of boxes and recycling items in the designated trash bins. Boxes **must** be flattened.

*Continued on page 2*

**Manager** (cont. from page 1)

No bulk items can be disposed of unless notice of a scheduled pick up is announced by Management. As a reminder, the loading docks are under surveillance and the cameras have night vision, therefore all activity is being recorded.

**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!

**Below please find important COVID-19 reminders 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.

**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.

**Construction Update**

As previously announced due to COVID-19 we are no longer be holding bi-weekly Maintenance and Engineering meetings until further notice. In place of the meeting, a bi-weekly update will be sent to all Residents via email. 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.

*Continued on page 3*

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**Management** *(cont. from page 2)*

**Below is an update of the affected lines.**

**Tower 1**

- Drop 3-Rail Installation in process.
- Drop 7- Curing/ Removing Forms.
- Drop 6- 2nd Round of edge demo in process.
- Drop 5- Installation of forming/rebar in process.
- Drop 4- Edge demo in process.
- Drop 3W- Stucco demo in process.

**Tower 2**

- Drop 29- Balconies will be opened by Friday May 15.
- Drop 28- Glass Install in process.
- Drop 24- 2nd Round demo in process.
- Drop 25- 2nd Round demo in process.
- Drop 26- Pouring of concrete scheduled for Thursday May 14, 2020.
- Drop 27- Edge demo in process.
- Drop 28 W- Stucco demo in process.

**Shutter Re-Installations**

Due to the COVID-19 we are limiting the access to the inside of the units by the contractors. As we get closer to June, we will make the decision to start as more information is available. Right now, all bottom tracks are left behind the shutter in the units they were removed from. It is requested that Residents leave them there so the contractors can find them when they go back to reinstall.

**BALCONY RE-OPENING REMINDERS**

- Only outdoor furniture and plants are permitted.
- Balconies must not be used as storage.
- No bicycles, coolers, storage containers, kayaks, grills, hang lights.
- No clothing hanging from balcony railings.
- No debris or water 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.

**Before and Progress Photos**



## THINGS TO REMEMBER:

During a recent review of all homeowner accounts we noted that some Owners have not made the necessary adjustments to their accounts due to the 2020 budget increase.



### APPROVED MAINTENANCE FEE 2020

Unit Type		2019 Maintenance Fee	2020 Monthly Per Unit Maintenance
0000-A	1 Bed	445.46	466.11
0000-AS	1 Bed	445.46	466.11
0000-B	2 Bed	555.04	580.77
0000-BS	2 Bed	555.04	580.77
0000-C	3 Bed	667.08	698.00
0000-CS	3 Bed	667.08	698.00

### SPECIAL ASSESSMENT

Please be advised that the special assessment for the Hallway renovation ended in January. The new special assessment for the ongoing construction project began in March and is due the 15<sup>th</sup> of every month.

Owners who did not submit full payment of the special assessment by Friday, February 7<sup>th</sup>, 2020 have automatically opted for the payment plan option. The first payment was due March 15<sup>th</sup>, 2020. Please note if you are on the ClickPay auto pay system you did not receive coupons.

Unit Type		Monthly Payment 120-month Payment Plan Option
0000-A	1 Bed	<b>\$242.50</b>
0000-AS	1 Bed	<b>\$242.50</b>
0000-B	2 Bed	<b>\$302.16</b>
0000-BS	2 Bed	<b>\$302.16</b>
0000-C	3 Bed	<b>\$363.15</b>
0000-CS	3 Bed	<b>\$363.15</b>

### STAY IN THE KNOW!

For updated Coronavirus Information from the City of Aventura --- please visit this website:  
<https://www.cityofaventura.com/404/Coronavirus>

For updates on the Coronavirus from the CDC and WHO visit the following websites:  
 CDC -- [www.cdc.gov](http://www.cdc.gov) | WHO --- [www.who.int](http://www.who.int)

If you need assistance in setting up the new assessment or wish to enroll in autopay contact the Management Office!  
**305-931-1225**

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# Memorial Day May 25

Memorial Day is officially celebrated on the last Monday during the month of May. Memorial Day is dedicated to service men and women who gave their lives for freedom and country. It is also a time to remember loved ones who have passed away. The roots of Memorial Day observance, goes back to 1865 and the end of the Civil War.

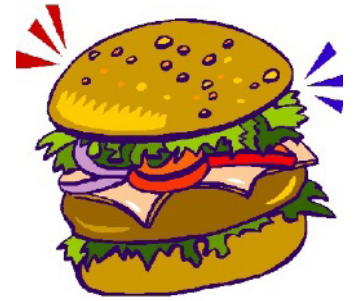
Memorial Day was traditionally held on the 30th of May. In 1971, Congress changed it to the last Monday, in order to afford a three day holiday weekend. Regardless of the date, we encourage you follow Memorial Day tradition. Take time to remember lost loved ones in whatever way you feel appropriate.



# National Hamburger Day--May 28

Hamburgers are America’s favorite sandwich. What would a Memorial Day, or Fourth of July picnic be without the very American hamburger? So, it only fitting that we have a special day to celebrate our cherished burgers.

Hamburgers are American in origin. However, there is much controversy as to whether Hamburgers were first created in the 19th or the 20th century. We won’t fret over when they were first created. We’ll just savor the flavor.



Have it your way. You can cook them indoors on a frying pan. Add your favorite fixings. Cheese is all but a must. Then, there’s lettuce, tomatoes, pickles, onions, bacon, and so much more. And, don’t forget the condiments. Mustard, ketchup, and relish are the favorites.

**The World’s Largest Burger:** On September 2, 2012, the Black Bear Casino Resort in Carlton, Minnesota cooked the world’s largest hamburger at 2,014 pounds. That’s the equivalent of 8,056 Quarter Pounders!



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7. Change amount
8. Save

**May 10** Mother's Day

**May 25** Memorial Day  
Management Office Closed

**Landscape Schedule**  
Please check bulletin board for May dates

**Bulk Trash Schedule**  
Management will notify dates by email.

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## 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:

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 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.

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