



# Grandview PALACE *Newsletter*

Volume 9 Issue 1

A Newsletter for the Residents of Grandview Palace Condominium Association

February 2020

**GRANDVIEW PALACE**  
Condominium Association, Inc.  
7601 E Treasure Drive #25  
North Bay Village, Florida 33141

**BOARD OF DIRECTORS**  
**President** .....Luciana Loureiro  
**V. Pres.**..... Julio Cesar De Faro Ramos  
**Treasurer** ..... Jose Soto  
**Secretary** ..... Maribel Ramirez  
**Developer Rep.**.....James Edwards

**PROPERTY STAFF**  
**Manager** .....Christopher Cedeno  
manager@grandview-palace.org  
**Asst. Manager and Administrative**  
**Accounting** ..... Beatriz Braun  
gvp3@grandview-palace.org  
**Admin. Asst.** .....Chelsea Curbelo  
gvp2@grandview-palace.org  
**Operational Asst.** ..... Alvaro Rendon  
gvp1@grandview-palace.org  
**Maint. Supervisor** ... Enuar Hernandez  
**Maint. Asst.** ..... Juan Alberto Garcia  
**ALLIEDUNIVERSAL** ... Derek Brunson

**CONTACT INFORMATION**  
**Mgmt. Office** ..... 305-861-7512  
**Front Desk**..... 305-865-8710  
**Website..** www.grandview-Palace.org

**OFFICE HOURS**  
**Monday - Friday**..... 8 a.m. - 6 p.m.

**Published monthly at no cost to the Grandview Palace Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 to advertise in one of our newsletters or to get a FREE newsletter for your property.**

## 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 8, 2020**



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.

## 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.



# White Chocolate Raspberry Cheesecake

- 1 cup chocolate cookie crumbs
- 3 tablespoons white sugar
- 1/4 cup butter, melted
- 1 (10 ounce) package frozen raspberries
- 2 tablespoons white sugar
- 2 teaspoons cornstarch
- 1/2 cup water
- 2 cups white chocolate chips
- 1/2 cup half-and-half cream
- 3 (8 ounce) packages cream cheese, softened
- 1/2 cup white sugar
- 3 eggs
- 1 teaspoon vanilla extract



In a medium bowl, mix together cookie crumbs, 3 tablespoons sugar, and melted butter. Press mixture into the bottom of a 9 inch springform pan. In a saucepan, combine raspberries, 2 tablespoons sugar, cornstarch, and water. Bring to boil, and continue boiling 5 minutes, or until sauce is thick. Strain sauce through a mesh strainer to remove seeds. Preheat oven to 325 degrees F (165 degrees C). In a metal bowl over a pan of simmering water, melt white chocolate chips with half-and-half, stirring occasionally until smooth. In a large bowl, mix together cream cheese and 1/2 cup sugar until smooth. Beat in eggs one at a time. Blend in vanilla and melted white chocolate. Pour half of batter over crust. Spoon 3 tablespoons raspberry sauce over batter. Pour remaining cheesecake batter into pan, and again spoon 3 tablespoons raspberry sauce over the top. Swirl batter with the tip of a knife to create a marbled effect. Bake for 55 to 60 minutes, or until filling is set. Cool, cover with plastic wrap, and refrigerate for 8 hours before removing from pan. Serve with remaining raspberry sauce.

## ELEMENTS OF STONE

Licensed + Insured Flooring Contractor

Call for a Free Consultation  
**754.244.9708**

High End Flooring Installation + Services  
Custom Flooring Installation  
Stone Restoration Services  
15+ years experience



Follow us on Instagram:  
elementsofstone

W: elementsofstone.com

E: elementsofstone@gmail.com

ELEMENTS  
of **STONE**

# stellar

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



Roof  
Leaks



Water  
Damage



Vandalism  
Damage



Loss of  
Income



Fire  
Damage



Flood  
Damage



Hurricane  
Damage



Mold  
Damage

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.

License #P17524

Published monthly at no cost to the Grandview Palace Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 to advertise in one of our newsletters or to get a FREE newsletter for your property.

## Did You Know? Girl Scout Cookie Trivia

- The first Girl Scout cookies sold in 1917 were baked by girls at home, with assistance from their mothers.
- The first commercially baked cookies were sold in 1934 by the Girl Scouts of Greater Philadelphia Council. In 1936, the national organization began working with a commercial baker. By 1948, a total of 29 bakers throughout the country were licensed to bake Girl Scout cookies.
- During World War II, cookie sales were suspended due a shortage of ingredient supplies. The Girl Scouts sold calendars instead of cookies during those years.
- During the first quarter of each year, Girl Scout cookies are the number one cookie brand in the United States.
- The top selling cookies are Thin Mints. Almost two million Thin Mints are produced each day in an oven as long as a football field.
- Peanut Butter Sandwich cookies are made at a rate of 3,208 per minute.
- Each year, 200 million boxes of Girl Scout cookies are sold.
- Low fat and sugar-free cookies were added to the product line in the early 1990s.
- All Girl Scout cookies are certified kosher.
- When approached, over 80 percent of people will buy Girl Scout cookies.

## 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 & 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.

# 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

Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References  
Resume Available on Request

## Under Contract!

7441 WAYNE AVE, #6J  
MIAMI BEACH, FL

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

SOLO

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

# 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 Mouldings
- 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
  - Framing, Drywall & Finishes
  - Mirror Installation
- EST. 1980



*Receive a 15% discount on any remodeling job!*

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



**DAVILA CONSTRUCTION GROUP LLC.**  
State General Contractor CGC1521462

**CALL FOR FREE ESTIMATES**

**305.747.6707**

Contact@Davila-Construction.com



24 Years in Construction  
Bathrooms | Kitchen | Floors  
General Remodeling

**ASK FOR OUR CONDO UPGRADE PACKAGES!**

## 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.  
Surfside, FL 33154

4011 W. Flagler St.  
Coral Gables, FL 33134

**(305) 866-2626**

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