



Imperial House Condominium

A Newsletter for the Residents of the Imperial House Condominium Association, Inc.

Volume 1 Issue 7

August 2019

IMPERIAL HOUSE

Condominium Association, Inc.
5255 Collins Avenue
Miami Beach, Florida 33140

PROPERTY STAFF

Manager Deize Garbulha
Admin. Assistant ... Ana Ortiz
Front Desk Sup. ... Daniel Hyde

ASSOCIATION OFFICERS

President Gustavo Verite
Vice Pres. Mojgan Khaghan
Treasurer Beltran Domecq
Secretary ... Marlene Schimmel
Director Stephen Ferguson

IMPORTANT NUMBERS

Main 305-866-7601

OFFICE HOURS

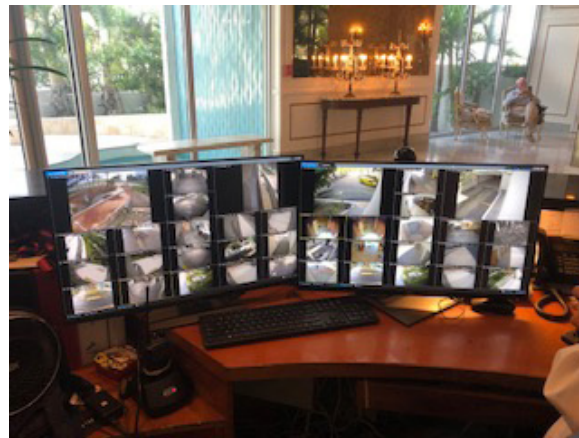
Mon - Fri.... 9:00am - 5:00pm



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Imperial House Updates

Recently, Imperial House has made improvements through the property to enhance security. New security cameras have been installed around the property. The new cameras are monitored by the front desk 24/7.



AIRBNB AND OUR COMMUNITY

As many of you may know, SB 824 sponsored by Senator Diaz, would have made it much more difficult if not impossible for your private residential community to restrict or prohibit short-term rental activity on internet platforms like Airbnb. While that bill did not pass the Florida Legislature, we have every expectation that Airbnb and similar companies will push for a reboot in the 2020 Legislative Session. As such, it is important to provide our public policymakers with real data about how short-term rental activity impacts private communities.

CONSTRUCTION UPDATE:

At the current time we have completed 80% of the project. Age of Empire is working on the last section of the garage/pool deck behind the north cabanas (previous way to the beach). Once concrete repairs have been completed, they will proceed with the installation of light concrete and water proofing.

The project is experiencing an additional delay due to the delivery of our new pool coping which was not included in the original scope. The new coping is made of the same material as the pool deck pavers and manufactured in Italy. Manufacturing began in May for an expected delivery of late July. Unfortunately, delivery has now been delayed until mid-August. In the meantime, the pool plumbing, and pump are being replaced and we are looking forward to a salt water pool.

We are really sorry for this inconvenience and hope to have everything finished by the end of September.

Miami Beach

Upcoming / New Events

OCEAN DRIVE/ SOUTH POINTE

- Burger King Beach Run – 10/5/2019
- South Beach Seafood Festival & Chef Showdown – 10/25-26/2019
- Miami Beach Pop Festival – 11/8-10/2019

COLLINS AVENUE CORRIDOR/ BEACHFRONT - COLLINS PARK

- Carnival Beach Dinner and Awards Ceremony @ 21st Street beachfront – 8/19/2019
- Department of Reflection Main Office – 8/31/2019 – 10/12/2019
- Q4 Corporate Cocktail Reception @ Collins Park – 9/16/2019
- Savills North America - Corporate Cocktail Reception @ Collins Park – 9/24/2019

MID BEACH/NORTH BEACH

- Harvest Moon Watch Party @ Edition Hotel beachfront – 9/14/2019

JULIA TUTTLE CAUSEWAY / MACARTHUR CAUSEWAY / CITY-WIDE / ISLANDS

- Escape to Miami Triathlon – 9/22/2019
- 2019 Miami Beach Halloween Half Marathon & Freaky 4-Miler - 10/26/2019



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School Daze

School is back in session in August please use caution while driving!



A new teacher was trying to make use of her psychology courses. She started her class by saying, "Everyone who thinks you're stupid, stand up!" After a few seconds, Little Johnny stood up. The teacher said, "Do you think you're stupid, Little Johnny?" "No, ma'am, but I hate to see you standing there all by yourself!"

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JanetRegalado@Gmail.com





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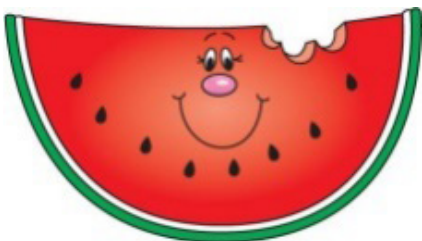
Wonders of Watermelon

August 16th is National Watermelon Day! Wondering how to choose the best watermelon you can find? Look for a firm, symmetrical melon, free from bruises, cuts, and dents. Thumping a watermelon won't tell you as much as simply picking one up. A good watermelon will be heavy for its size. The underside should have a creamy yellow spot, indicating that it sat on the ground and ripened in the sun. Watermelons are great tasting treats for hot summer days. Try the recipe below!

WATERMELON POPSICLES

- 3 cups watermelon juice
- 1/2 cup sugar • 2 teaspoons fresh lemon juice
- 1/2 cup water

Cut watermelon into cubes and rub through a strainer to remove seeds. In saucepan mix together sugar and water; simmer 3 minutes. Remove from heat; stir in watermelon juice and lemon juice. Turn into 2 ice trays. Freeze until very mushy and insert a popsicle stick in each cube. Freeze.



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CA	A10848311	33180	JADE SIGNATURE	JADE SIGNATURE	329	5	7	\$22,520,000	\$2,430.58	\$2,014.5	\$18,500,000	14,425

Monica Velasco
 Realtor ~ Associate
786.287.3842
 monicavelascorealator@gmail.com

Vivi Kliner
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