



Imperial House Condominium

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

Volume 1 Issue 10

November 2019

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

PROPERTY STAFF

Manager Deize Garbulha
Admin. Asst.... Leidy Muguruza
Front Desk Sup. ...Daniel Hyde
Maintenance Sup.... Lazaro Brito

ASSOCIATION OFFICERS

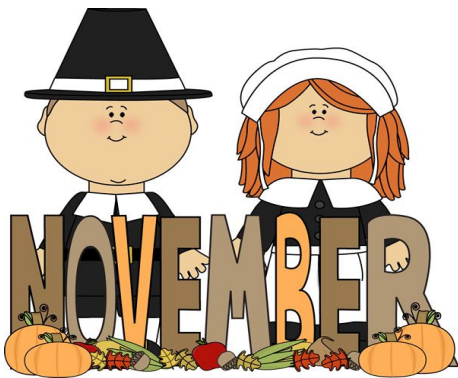
President Gustavo Verite
Vice Pres. Mojgan Khaghan
Treasurer Beltran Domecq
Secretary... Marlene Schimmel
Director Stephen Ferguson

IMPORTANT NUMBERS

Main 305-866-7601

OFFICE HOURS

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



Published monthly at no cost for Imperial House Condominium by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.



Concrete Restoration Project Updates

We would like to deliver a brief update to all the residents on the status of the Restoration Project.



Pool coping currently being installed by the designated contractor



Parking deck waterproofing in progress



Old Cabana Doors being re-installed until the new ones are approved and produced



The landscape in front the Lanais is currently being installed by the Designer's team

We estimate the time of completion for the pool and pool deck to be by the end of the year holidays. The garage entrance should be re-opened around Thanksgiving. We would like to thank you for your patience and cooperation during this work process.

Happy Thanksgiving!

In observance of Thanksgiving, the Management Office will be closed on Thursday, November 28, 2019 and re-open on Monday, December 2, 2019. Therefore no deliveries or contractors will be accepted until Monday, December 2, 2019. **In case of an emergency please contact the Front Desk at (786) 220-7231.**

Have a Happy Thanksgiving!

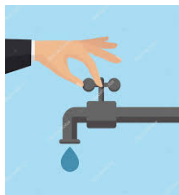


Don't Miss These Events in Miami in the Month of November

Fall is in full swing this month with lots of live entertainment and family-friendly events. This November feels particularly jam-packed! A new pop festival with seriously noteworthy headliners comes to South Beach, the Auto Show is back again, the Miami Book Fair brings you the best of literature right now and it's your chance to shop special events for handmade pieces you'll treasure forever. Make sure you add these hot events to your list of things to do. And don't forget to make your dinner reservations for Thanksgiving! For more information regarding these events, please visit Miamiandbeaches.com website.

Safety Tip of the Month

Before you leave town for any extended period of time, please make sure your water is turned off. Units



left unattended for long periods can cause water leaks that can cause serious damage to your unit, your neighbors' units or common areas.



DAVILA
CONSTRUCTION

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!





FOR FAST AND EFFECTIVE RESULTS CONTACT
JANET REGALADO

- ◆ *Honesty & Integrity*
- ◆ *Exceptional Service*
- ◆ *World-Class Reach*



JANET REGALADO P.A.
Realtor Associate
South Beach Real Estate
Mobile 305-301-8102
JanetRegalado@Gmail.com





Miami Beach Experts

Ice Cream Pumpkin Pie

INGREDIENTS:

- 1 package (9 ounces) prepared graham cracker pie crust
- 1 pint vanilla ice cream softened
- 1 can (16 ounces) pumpkin
- 1 cup whipped cream
- 3/4 cup sugar
- 2 teaspoons pumpkin pie spice
- 1/2 teaspoon salt

INSTRUCTIONS:

Fill piecrust with ice cream; freeze until solid. In medium bowl, combine pumpkin, whipped cream, sugar, pumpkin pie spice and salt. Spoon mixture over frozen layer of ice cream in crust; freeze until solid. To serve, remove pie from freezer and place in refrigerator one hour before serving. Slice and serve with additional whipped cream, if desired.

Cooking tip: Frozen non-fat yogurt and fat-free whipped topping may be used in place of ice cream and whipped cream.





Public Adjusting Services
Professional Insurance Claim Representation

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?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

GOT PROPERTY DAMAGE?
GET HELP NOW!

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS


Roof Leaks


Water Damage


Vandalism Damage


Loss of Income


Fire Damage


Flood Damage


Hurricane Damage


Mold Damage

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 # P175224

Under Contract!

7441 WAYNE AVE, #6J
MIAMI BEACH, FL

Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

Call Now!
Rosa Jacquelin
(786) 239-1283

www.SignatureHomesOfMiami.com






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. 2/29/20
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

We Also Do

REPAIRS

VERTICAL FRACKS REPAIRED



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

HURRICANE IMPACT WINDOWS & DOORS

Fabricators Made In Usa

Florida Federal Pace Program Certified

ROBERT CALDEVILLA

786.260.9324
rcjdmanagement@gmail.com

LIZETTE MONTY

305.216.6400
lizettemonty@marlinrealestate.com



100% Finance Available **NO MONEY DOWN**

Leftover Turkey Pot Pie

A perfect way to use leftover turkey. This pie tastes yummy, and will feed up to eight hungry people.

INGREDIENTS

- 1 recipe pastry for a (10 inch) double crust pie
- 4 tablespoons butter, divided
- 1 small onion, minced
- 2 stalks celery, chopped
- 2 carrots, diced
- 3 tablespoons dried parsley



- 1 teaspoon dried oregano
- salt and pepper to taste
- 2 cubes chicken bouillon
- 2 cups water
- 3 potatoes, peeled and cubed
- 1 1/2 cups cubed cooked turkey
- 3 tablespoons all-purpose flour
- 1/2 cup milk

DIRECTIONS

Preheat oven to 425 degrees F. Roll out bottom pie crust, press into a 10 inch pie pan, and set aside. Melt 2 tablespoons butter in a large skillet over medium heat; add the onion, celery, carrots, parsley, oregano, and salt and pepper. Cook and stir until the vegetables are soft. Stir in the bouillon and water. Bring mixture to a boil. Stir in the potatoes, and cook until tender but still firm. In a medium saucepan, melt the remaining 2 tablespoons butter. Stir in the turkey and flour. Add the milk, and heat through. Stir the turkey mixture into the vegetable mixture, and cook until thickened. Cool slightly, then pour mixture into the unbaked pie shell. Roll out the top crust, and place on top of filling. Flute edges, and make 4 slits in the top crust to let out steam. Bake in the preheated oven for 15 minutes. Reduce oven temperature to 350 degrees F (175 degrees C), and continue baking for 20 minutes, or until crust is golden brown.

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



Painting & Services Unlimited Lic. CC94BS00437 • Lasorsa 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 12/31/2019