

# THE RIVERFRONT SCOOP

Volume 1 Issue 2

July 2020

## THE RIVER FRONT MASTER

92 SW 3rd Street, Suite 100  
Miami, Florida 33130

### ASSOCIATION OFFICERS

**President** ..... Troy Taylor  
**Vice President**..... Shahab Karmely  
**Secretary** ..... Maria Elena Negrin  
**Director**..... Christine Michaels

### PROPERTY MANAGEMENT

**Property Manager** ..... Allan Yopez  
786.453.3200  
[manager@riverfrontmaster.com](mailto:manager@riverfrontmaster.com)

**Chief of Security** ..... Joseph Zubrenic  
754.204.6163  
[chiefofsecurity@riverfrontmaster.com](mailto:chiefofsecurity@riverfrontmaster.com)

**Maintenance Sup.** ..Benancio Collado  
[maintenance@riverfrontmaster.com](mailto:maintenance@riverfrontmaster.com)

**Maintenance Tech**..... Nelson Hungria  
**Landscape Tech**.....Patrick Destin

### IMPORTANT NUMBERS

**Main** .....786.453.3200  
**Security** .....786.328.4914  
786.325.7202

### OFFICE HOURS

Monday - Friday ....9:00 am - 5:00 pm



## River Front Master Homeless Initiative

The Board of Directors wanted to create a committee of River Front residents that would work alongside management to continue bringing awareness of the downtown homeless situation to the City of Miami Departments, Commissioners, and the office of the Mayor.

Residents such as Hansell Shook, Judith Anderson, Ari Tenzer, Ailya Husai, Claudia Correa, Alexander Blower, and Troy Taylor have joined in on City meetings and continue to provide support media to document the continued degradation of the lifestyle of downtowners.

With the databased media, and unified voice, awareness was brought to 15 person encampment the stationed itself along the side walks of 3rd street. Weeks of habitation and street feedings lead to an accumulation of waste that became a health hazard.

Collaboration with the Downtown Neighborhood Alliance, which the River Front Master is a member of, brought many meetings with the Human Services Department and the Department if Homeless Services to finally organize a clean up effort with the Downtown NET. The before and after photos of 3rd Street speak for themselves.



**River Front Homeless Initiative** (cont. from page 1)



The Homeless Initiative will continue to inform the Downtown NET of all hotspots that begin to form along the Miami River and the perimeter areas. Continued documentation of daily activity will be captured and databased for all future City meetings for presentation. The River Front security team will continue to liaison with the Miami Police Department to help maintain our residents safe from unauthorized entry of homeless persons through public entrances.

The goal of this committee is to bring awareness to those City officials who can provide assistance, educate residents of what legally can be done by City officials under the restrictions of Pottinger, and to support all efforts that earn additional funding for homeless support facilities and services.

Below please find an educational article describing the limitations of interaction of law enforcement with the homeless due to Pottinger by a member of the Downtown Development Authority, Elena Bondarenko.

<https://medium.com/downtown-news/homelessness-b41cd4cf31c3>



Another milestone was reached at the end of June when the City Commissioners passed a new ordinance restricting when and where individuals and organizations can feed homeless individuals in public. Please see an article detailing the new ordinance: <https://www.miamiherald.com/news/local/community/miami-dade/article243789187.html>

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# COVID UPDATE

Miami has become the new epicenter of the pandemic in the US. It has affected all our lives in some form.

With the goal of protecting our residents, the River Front Master has taken a few measures to help remind residents of the importance of following the CDC guidelines and obeying the emergency orders and ordinances that are issued by the City of Miami.

The River Front Master has posted signs throughout the property reminding residents of practicing social distancing. We have also supplied complimentary masks with the River Front logo to all front desks so that they can offer those without masks an opportunity to protect themselves and their fellow residents.

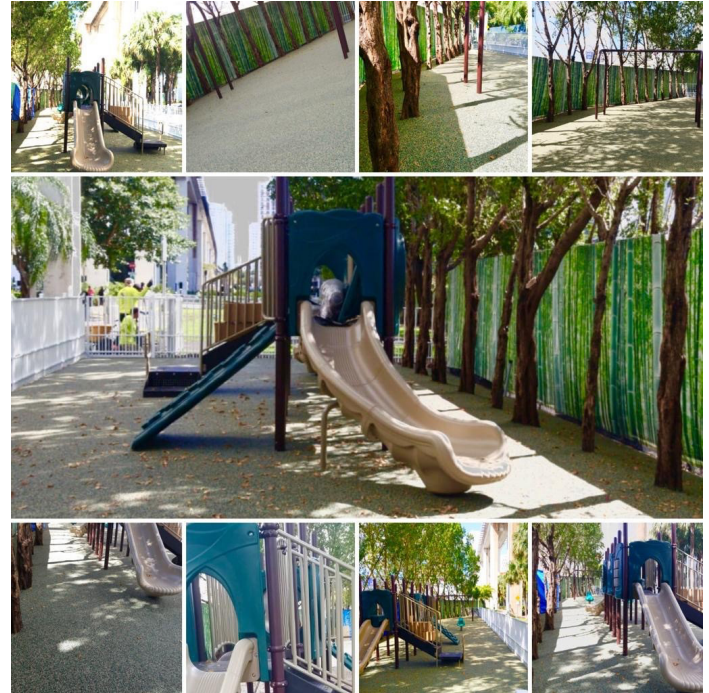
Masks must be worn in all common areas outside throughout the River Front property, unless performing strenuous exercise activities. Roving security in the golf cart will also carry masks so they can offer it to residents who are seen without masks throughout the property.

The River Front Master has closed the public access gates temporarily at the River Walk and 3rd Street entrances to help prevent public traffic from entering the River Front property. I know this causes an inconvenience for some residents, but the safety of all residents is priority.

I know residents are excited for the opening of the newly installed private children's park, but

the Master is pending final approval from the City and the closing of the permits to finally open for enjoyment. The pandemic has delayed the permit process. Once complete, our private children's park will open under the guidance of the City of Miami emergency orders.

Let's all work together to try and flatten the curve and keep safe.



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### Planning The Next Adventure

While many things are still uncertain, including traveling, there is nothing wrong with planning your next adventure. Our friends from the Bucket List have added some more truly spectacular experiences to the list we shared before. Let your concierge know if you need help. [Click here for more info.](#)

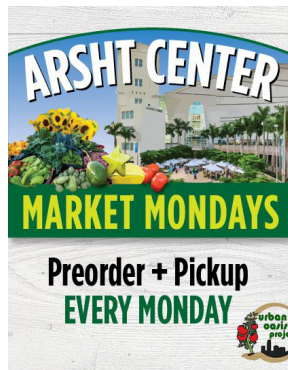


### Animation Film Festival: My Life Is A Zucchini, July 19

Explore the magical world of animation this summer with ICA Miami’s Family Day Animation Film Festival, in collaboration with the Miami Design District, a non-competitive celebration of unconventional family-friendly storytelling through filmmaking. [Click here for more info.](#)

### Arsht Center Market Mondays Gone Virtual

From eggs and fruits to dairy and meats, you and your family can enjoy the freshest products, while supporting local producers and farms. Place your order online, and pick it up from your car the following Monday. [Click here for more info.](#)



### Miami Design District Public Art Tours, July 11, 18, 25

Join the Miami Design District for a free guided tour of the neighborhood’s world-renowned public art, architecture as well as temporary artist projects and exhibitions made possible by the district. [Click here for more info.](#)

## THE COOLEST SUMMER CAMPS THIS YEAR

School is out, and for some parents that means keeping their kids busy with Summer Camps or other at-home activities. With life slowly returning back to normal, several programs are running back as usual (with new rules and restrictions in place), while others are going virtual. We did a little research and came up with some of the coolest Summer Camps this year.

The in-person camp programs will have CDC guidelines in place, including a limit of 10 campers per group, face coverings for counselors, social distancing measures, and frequent hand washing.

#### IN-PERSON CAMPS

- [Frost Science Museum](#)
- [Wynwood School of Music](#)
- [Jungle Island Adventure Camp](#)
- [Miami Dade County Parks](#)

#### VIRTUAL CAMPS

- [Frost School of Music](#)
- [The Bass Museum](#)
- [Greatest Miami Youth Symphony](#)
- [Miami Theatre Centre](#)
- [School of Music Donna E. Shalala Music](#)
- [Reach Program](#)
- [Wild About Wildlife](#)

Don't forget to fill out your Census forms ~  
Deadline is now August 15, 2020

# QWKIN - VISITOR MANAGEMENT SOFTWARE

Since the beginning of 2020, the River Front Master has been alpha / beta testing a new visitor management software that will enhance the experience for River Front residents and their guests.

During the month of July, we will be “soft opening” the resident application for those residents who would like to participate. We will use the data to tweak and improve the resident experience while also enhancing management’s ability to check-in all visitors that enter the property.

In a few months, we will be testing a new prototype “call box” system that will be installed at pedestrian entrances and resident lanes. The goal of the Master Association is to bypass the expensive sticker project budgeted for this year for a minimal cost, effect, license plate recognition project that uses our newly installed camera system with a developed node within the QWKIN system. What does this mean?

No longer will the bulky black clickers be needed to enter the River Front Master gates. Our enhanced camera system will be connected to QWKIN and allow the system to verify a resident’s access with the resident database to automatically open the arm bars at both entrances.

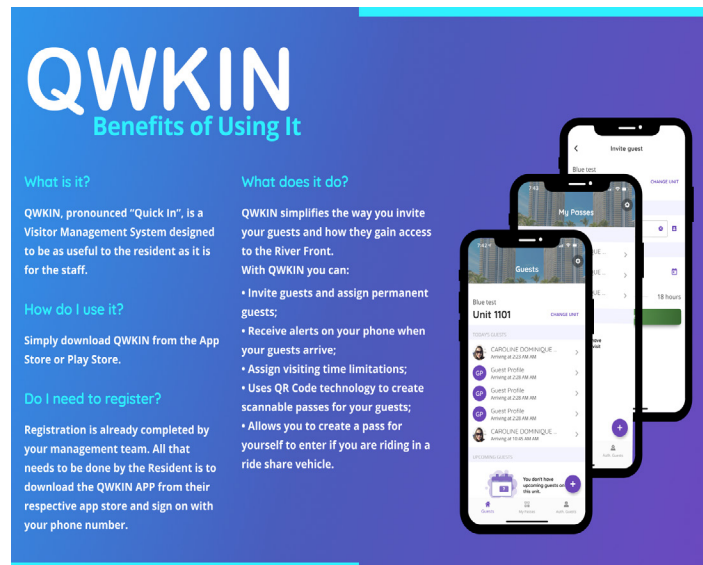
What if I’m in a ride-share vehicle or friend’s car you ask? That is what the new call box systems will be used for in the resident lanes. You open up the QWKIN resident app on your phone and display your unique QR code to grant you access through the gates.

This QWKIN app will allow you to pre-register your guests, allowing them to pull up to the visitor lane displaying your QR code text they receive from your app to grant them access to the River Front gates.

Once we complete a few months of testing, we will launch the full experience of the app, which will include integration into each building. This will mean that the license plate node can be implemented in each building garage. It will also introduce a management portal for each building that will alert front desk staff of arriving guests once they come through the gate, changing the experience of having staff verify guests with phone calls to its residents. Just show your QR code generated by the resident for scanning!

The Master Association is always looking to introduce technology to improve lifestyle experience as will as provide increased safety protocols to make sure only authorized persons enter the property. Please join in the “soft opening” by watching the media [HERE](#) that will explain how to download the app and register yourself.

If you have any questions, feel free to reach out to the River Front Master management office.



**QWKIN**  
Benefits of Using It

**What is it?**  
QWKIN, pronounced “Quick In”, is a Visitor Management System designed to be as useful to the resident as it is for the staff.

**How do I use it?**  
Simply download QWKIN from the App Store or Play Store.

**Do I need to register?**  
Registration is already completed by your management team. All that needs to be done by the Resident is to download the QWKIN APP from their respective app store and sign on with your phone number.

**What does it do?**  
QWKIN simplifies the way you invite your guests and how they gain access to the River Front.  
With QWKIN you can:

- Invite guests and assign permanent guests;
- Receive alerts on your phone when your guests arrive;
- Assign visiting time limitations;
- Uses QR Code technology to create scannable passes for your guests;
- Allows you to create a pass for yourself to enter if you are riding in a ride share vehicle.

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