



# BRAVURA NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE BRAVURA CONDOMINIUM ASSOCIATION

Volume 11 Issue 7

February 2019

## BRAVURA I CONDOMINIUM

3201 N. Country Club Drive  
Aventura, Florida 33180

### ASSOCIATION OFFICERS

**President** ..... Tracy Carle-Bolano  
**Vice Pres.** ..... Mercedes Wear  
**Treasurer** ..... Dina Paravicino  
**Secretary** ..... Jordan Yeffet  
**Director** ..... Mark Bernstein  
**Director** ..... Luis Gonzalez  
**Director** ..... Rafi Oved

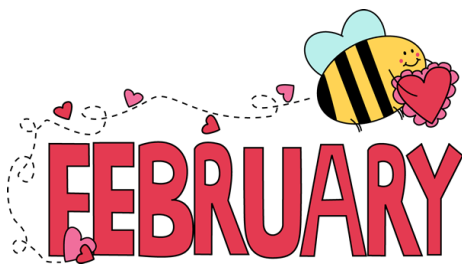
**Prop. Manager**... Samantha Jean-Baptiste  
**Accountant**.....Juda Eskew & Associates

### IMPORTANT NUMBERS

**Main** ..... 305-932-9024  
**Fax** ..... 305-932-9486  
**Email** ..... MGR@BravuraCondo.com  
**Security Cell** ..... 786-566-1521

### OFFICE HOURS

**Monday (ONLY)** ..... 10 am – 6 pm  
**Tuesday – Friday** ..... 9 am – 5 pm  
**Saturday and Sunday** ..... Closed



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## GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People’s lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you’ve sat down and reviewed your insurance coverage, now is the perfect time.



Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you- you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter’s or homeowner’s insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

# Laundry Etiquette

Every so often we post the Laundry Etiquette Rules in order to keep the laundry areas in the best condition possible. Please read it carefully.

- **Do not overload the machines** with clothing nor with laundry detergent. Use only the recommended amount according to the label on your detergent packaging.
- Select washer temperature desired.
- Select dryer temperature desired.
- **NO DYEING** of clothes permitted.
- Please leave the machines clean.
- Please remove your clothing once cycle is complete to allow others ample time for usage.
- Please empty lint trap in dryer after each use.

**USE CAUTION:** Most of today's garments are made of synthetic materials and are easily damaged by improper laundering. Clothes that are washed in water that is too hot or over dried in a dryer may shrink, melt or change color.

**WARNING!** Use Washers and Dryers at Your Own Risk. We are not responsible for loss or damage of clothes.

# No Pets Allowed!!

As a reminder, this is a no pet community. You may have noticed some animals on the property. Some of them are approved because they are either an emotional support animal or service animal. These approved animals have proper documentation on file with the Management Office along with approved letters from their physicians. If we notice an animal on the property that was not approved by the association, you will be in violation and may have to pay a hefty fine. If you are unsure or unclear regarding this rule, please do not hesitate to contact the management office for clarification. Also, if you notice an animal on the property and are not sure if they were properly screened by Management, please contact the office to verify. You must be able to provide a full description of the person and animal and, if possible, the building and unit number. This will aid the management office in verifying the approval of said animal.



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 General Contractor CGC 1521462  
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## NO1 HOME WATCH

- SEASONAL RESIDENT?
- FREQUENT TRAVELER?
- INVESTMENT HOMEOWNER?

WHAT WE DO...

- PERSONALIZED PROPERTY MANAGEMENT
- INTERIOR/ EXTERIOR HOME INSPECTIONS
- PREVENTATIVE MAINTENANCE

**BONDED & INSURED**  
**(786) 848-4411**  
**MIKE@NO1HOMEWATCH.COM**  
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## Prevent Plumbing Problems

Some residents have experienced some plumbing issues over the years that most certainly could have been avoided. Management has had to contact the building plumber to resolve some of these problems, which can become very costly. In order to prevent leaks and floods from occurring, you must pay attention to the small things. For example, check your toilet's water level inside of the bowl to ensure there is no running water cascading down the sides of the bowl. Also, check that your tub water faucets are shut tightly and not leaking or dripping water. If not corrected these small issues can cause a hefty water bill. DO NOT flush foreign objects down the toilet or rinse unusual items down the sink drain. This will prevent clogs that could possibly affect not only your unit, but your surrounding neighbors units as well. DO NOT pour oil down the kitchen drain as the oil can solidify becoming a blockage and prevent soiled water from draining. Pour a capful of bleach down you're A/C drain pipe monthly in order to minimize clogs that could potentially cause damages to your unit or your neighbors unit. These are just a few helpful tips to keep you on the right track in practicing good preventative maintenance measures. Feel free to contact the Management Office if you have any questions about these helpful hints.



**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
**patrickjaimez@gmail.com**  
**www.patrickjaimez.com**



**Hablo Español/Falo Português**  
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### BRAVURA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	3101 N Country Club Dr 312	1/2	994	\$160,000	\$130,000
Active	3101 N Country Club Dr 206	1/1	717	\$195,500	
Active	3301 N Country Club Dr 101	2/2	994	\$194,500	
Active	3301 N Country Club Dr 505	2/2	1,083	\$189,000	
Active	3101 N Country Club Dr 209	1/1/1	741	\$145,000	

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

**RE-OPEN OLD & DENIED CLAIMS**

**RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS**

**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?**



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**

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  - Smooth Ceilings
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