



BRAVURA NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE BRAVURA CONDOMINIUM ASSOCIATION

Volume 11 Issue 6

January 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

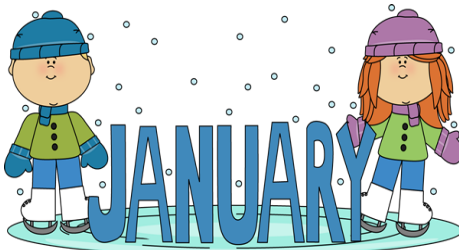
Prop. Manager... Samantha Jean-Baptiste
Office Assistant Ozzy Perez
Accountant.....Juda Eskew & Associates

IMPORTANT NUMBERS

Main 305-932-9024
Fax 305-932-9486
Email MGR@BravuraCondo.com
Security Cell..... 786-566-1521
Emergency/afterhours 954-548-9268

OFFICE HOURS

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



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Attention All Unit Owners... VOLUNTEERS NEEDED!!

We are forming several committees and are looking for volunteers. Each committee (except grievance) should be led by at least one Board member and consist of at least two volunteers from the membership. If you are interested please contact the office at 305-932-9024, or by email at mgr@bravuracondo.com, or admin@bravuracondo.com. We need volunteers for the committees listed below:

- Annual Events Committee (Plans Community Social Events)
- Beautification/Landscape (Property Beautification)
- Maintenance Committee (Oversite of Property Maintenance/cleanliness)
- Grievance Committee (Violations, Fines and Hearings – **NON-Board Members Only**)
- Newsletter Committee (Provides content for Newsletters)
- Oversight Committee (Oversees and ensures Board of Directors and Management remain on task.) (**This committee will be appointed by the Board of Directors. Preferably someone with a background in financing or accounting.**)
- Security Committee (Oversite of Security Officers/new ideas for securing the property)
- Hospitality/Welcome Committee (Screens incoming residents – **Board Members Only**)

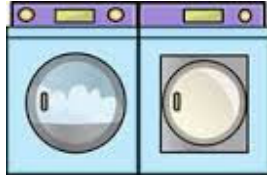
The committee seats will be filled on a first come first serve basis. Please do not hesitate to contact us to join.

Do Not Let in Strangers...

We've been receiving complaints from several unit owners about strangers (to them) demanding access to the lobby's without contacting the person they are visiting. On several occasions, some residents that do live here, let in strangers without question. Keep in mind that this is an open property and if you do not recognize the person requesting access, there is no reason to allow them access. Each visitor must know who they are visiting and must have their own means of access such as the tele-entry code to the corresponding unit. Each resident should have a calling code so that guests can contact them directly to gain access to their units. This is strictly for the safety of all of our residents, employees and authorized guests. If you do not have an access code, please contact the office so that we may program one for you.

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.

As a Reminder...

- If you are performing any remodeling work in your apartment, we must be made aware in the Management Office. Some of the work may require additional permits from the City of Aventura. If you are caught doing any work in the apartment without notification or approval, you will be advised to STOP ALL WORK and in some cases, a City Inspector will be notified to inspect your unit. This could result in violation fines from the association, as well as fines and possible liens on your property by the City of Aventura.
- The Association does have a lost and found in the management office. If you realize you are missing something or if you found something that looks of value or importance around the property, please report to the Management Office to claim it or return it.
- Lock your vehicle doors. Over the past several years we have experienced 2 car thefts and quite a few cars break-ins. Each time this has occurred, it happens to be a car that was left unlocked. Looks like these criminals are accessing the property after hours and simply going door to door to check for unlocked vehicles. It is important to remember to always lock your vehicle doors. This could prevent you from becoming the next victim.

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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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.



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Active	3101 N Country Club Dr 701	2/2	994	\$190,800
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305-469-8162 WE SHOW UP! 25 Years in Biz

T'was the Month After Christmas

T'was the month after Christmas,
and all through the house,
nothing would fit me,
not even a blouse;
The cookies I'd nibbled,
the eggnog I had to taste,
at the holiday parties had
gone to my waist;

When I got on the scales
there arose such a number!
When I walked to the store
(less a walk than a lumber),
I'd remember the marvelous meals
I'd prepared,
The gravies and sauces and
beef nicely rared;

The wine and the rum balls;
the bread and the cheese,
and the way I'd never said,
"No thank you, please."

As I dressed myself in my
husband's old shirt,
and prepared once again to do
battle with dirt,
I said to myself, as only I can,
"You can't spend a winter
disguised as a man!"

So, away with the last of the
sour cream dip.
Get rid of the fruit cake,
every cracker and chip.



Every last bit of food that I like
must be banished,
'til all the additional ounces
have vanished.

I won't have a cookie--
not even a lick.
I'll want only to chew on
a long celery stick.
I won't have hot biscuits,
or corn bread, or pie,
I'll munch on a carrot
and quietly cry.

I'm hungry, I'm lonesome,
and life is a bore,
But isn't that what January is for?
Unable to giggle, no longer a riot.
Happy New Year to all
and to all a good diet!

Author Unknown



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Slow Cooker Chicken Taco Soup for Cold Winter Days

- 1 onion, chopped
- 1 (16 oz) can chili beans
- 1 (15 oz) can black beans
- 1 (15 oz) can corn, drained
- 1 (8 oz) can tomato sauce
- 1 (12 fluid oz) can or bottle beer
- 2 (10 oz) cans diced tomatoes with green chilies, undrained
- 1 (1.25 oz) package taco seasoning
- 3 skinless, boneless chicken breasts
- 1 (8 oz) package shredded Cheddar
- sour cream
- crushed tortilla chips



Place the onion, chili beans, black beans, corn, tomato sauce, beer, and diced tomatoes in a slow cooker. Add taco seasoning, and stir to blend. Lay chicken breasts on top of the mixture, pressing down slightly until just covered by the other ingredients. Set slow cooker for low heat, cover, and cook for 5 hours. Remove chicken breasts from the soup, and allow to cool long enough to be handled. Stir the shredded chicken back into the soup, and continue cooking for 2 hours. Serve topped with shredded Cheddar cheese, a dollop of sour cream, and crushed tortilla chips, if desired.

Glaucoma

Awareness Month

Did you know that you could be going blind and not even know it? January is Glaucoma Awareness Month, a time to remind the public about the dangers of this disease. Glaucoma is the leading cause of blindness in all adults over the age of 60. In the African-American population, people over 40 are up to five times more likely to get glaucoma.


Glaucoma can't be cured, but if caught early, treatment options can reduce the risk of blindness. If you are over 60, or if you are African-American and over the age of 40, or you have a family history of glaucoma, talk to your doctor. You should have an eye exam every two years. It is painless, easy, and it could save your sight.



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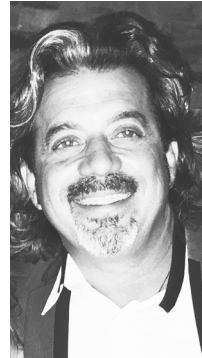
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