



BRAVURA NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE BRAVURA CONDOMINIUM ASSOCIATION

Volume 11 Issue 8

March 2019

BRAVURA I CONDOMINIUM

3201 N. Country Club Drive
Aventura, Florida 33180

ASSOCIATION OFFICERS

President Tracy Carle-Bolano
Treasurer Dina Paravicino
Director Mark Bernstein
Director Luis Gonzalez

Interim Manager Mary Cerciello,
M.A., LCAM

Accountant Juda Eskew & Associates

IMPORTANT NUMBERS

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OFFICE HOURS

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



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Parking Reminders

- Kindly park in your assigned space to eliminate towing.
- Please keep fire lanes free from vehicles parking.



What's Been Happening at Bravura During the Month of March

PROJECTS COMPLETED

- Canopy at pool was repaired
- New golf cart cover was purchased
- New printer/copier for office was purchased
- New Laundry Smart Reader was purchased
- Recruited a New Property Manager pending background check
- 8th floor storage room was sprayed for termites and roaches
- Inspected every laundry floor and connected the dryer ducts
- Pressure Cleaned floor walk ways in both buildings
- Pressure Cleaned laundry rooms in Building 1 & 2
- Front lobby lights were replaced
- Cleaned out the fire pump room, installed a new outlet
- All light bulbs were replaced where needed
- Reset the timer lights in the common areas for both buildings
- Repaired exit door in building 1 on first floor
- Service Elevator in Building 1 repaired the handrail
- BLT trimmed the trees and landscaped the property. Maintenance worked with tree trimmers to remove cars from guest parking in Building 2

PROJECTS IN PROGRESS

- Boiler
 - o Building 2 Boiler leaking – Bill Hamm to inspect for repairs
- Building 2 roof is leaking. Best Roofing to come out and give us a quote
- Management Office roof is leaking. Best Roofing to make the repairs

Continued on page 2

What's Been Happening at Bravura (cont. from page 1)

next week.

- Motherboard on fire pump panel is broken. Pump is operational but board needs to be replaced
- Paving Project – getting quotes
- Camera Projects – getting quotes
- 2018 Audit quotes were received
- Contacted Home Depot for records dating back from 2016 to present
- Plumbing in Building 1 and 2: Received Proposals from Miami Shores Plumbing to cut and remove cast iron piping on the sewer drains.
- Miami Shores also ran camera in the sewer drains in Building 1 and 2 to see where the issues are.
- Called Atlantic Broadband to come and cover the wires outside Building 2
- Met with CLA Contracting to look at the sink hole in front of Building 1 and provide a bid for the paving of the parking area
- Called Fitness Source for a quote to maintain the gym
- Organizing the contract Binder to review contracts
- Spoke to Juda Eskew & Associates regarding collection procedures
- Reorganized files in the management office and secured all office supplies.
- Returned one box of LED fixtures that were never returned and exchanged them for the correct one.
- Southern Chute inspected all trash chutes. Floors 1-5 all need to be replaced. A second quote is forthcoming.
- Called Regal Golf Carts to come out and look at the battery in golf cart #78 to make the repair.
- Painting Project
 - o Painting parking curbs
 - o Painting parking bumpers
 - o Painting trash rooms – almost completed for Building 2
 - o Library is almost completed
- Next week the walls on the first floor will be painted in both buildings

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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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BRAVURA

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Active	3301 N Country Club Dr 505	2/2	1,083	\$189,000
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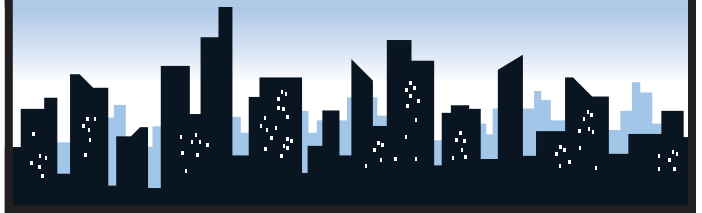
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