



# BRAVURA NEWS

A NEWSLETTER FOR THE RESIDENTS OF THE BRAVURA CONDOMINIUM ASSOCIATION

Volume 13 Issue 8

March 2021

## BRAVURA I CONDOMINIUM

3201 N. Country Club Drive  
Aventura, Florida 33180

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admin@bravuracondo.com

### IMPORTANT NUMBERS

**Main** ..... 305-932-9024  
**Fax** ..... 305-932-9486  
**Email** ..... MGR@BravuraCondo.com  
**Security Cell** ..... 786-566-1521  
**Emergency Contact** ..... 786-505-8298

### OFFICE HOURS

**Monday-Thursday** ..... 9 am – 5 pm  
**Friday** ..... 9 am – 3 pm



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## MESSAGE FROM THE MANAGEMENT

We continue to have parking issues in Bravura. Residents have been coming home to find someone parked in their reserved space. After a long day of work this is the last problem anyone want to face, especially late at night. To alleviate this issue let us practice the following steps:

- Make sure your vehicle registered with the office and a valid Decal is issued
- Place the Decal matching your assigned space on the bottom left corner of your vehicle's rear glass.
- The residents must be approved to reside in Bravura before parking on property
- Parking is by approval only, each resident must have a decal or Temporary parking pass to park overnight.
- If someone is using your reserved space without a decal, the guards will not know you authorized the vehicle to be there.
- If the space is not your reserved space, do not take the chance to park there. This will inconvenience someone else. You will be towed.
- Exercise extreme care to look where you are parking-Be sure that it is your assigned parking space
- When inviting guests, be sure to explain parking is limited and plan to carpool or park close by where it is safe and well lit.
- Visitors to your unit should still be kept at a minimum until the CDC lifts the COVID 19 restrictions.

We have 96 units per building, 119 reserved spaces and 23 Guest spots. We cannot accommodate 2 and 3 vehicles per unit. It is not possible. It is best to check with the office for availability before buying a new vehicle. The extra space is just not there.

## Tax Day for Individuals Extended to May 17: Treasury, IRS ...

[www.irs.gov > newsroom > tax-day-for-individuals-ext...](http://www.irs.gov/newsroom/tax-day-for-individuals-ext...)

The Treasury Department and Internal Revenue Service announced today that the federal income **tax filing due date** for individuals for the 2020 **tax** year will be automatically **extended** from April 15, **2021**, to May 17, **2021**. The **IRS** will be providing formal guidance in the coming days.

## WATER LEAKS

- If you find that there is a leak falling from above your unit, immediately contact the unit owner (source of the leak) and notify him/her of the problem.
- Alleged leak source unit owner must inspect all his/hers plumbing areas, ceiling and walls. If the leak comes from above proceed as reporter number one.
- If your unit is the source of the leak, you must contact a plumber immediately to avoid further damage to other units.



Once all involved parties have determined the source of the problem, notify the office of the event and outcome along with pictures. The office will place this document in your file for future reference in case legal action is necessary to compel the responsible owners to make the necessary repairs.

## UNAUTHORIZED VEHICLES PARKED IN THE BRAVURA PARKING LOTS

Every vehicle parked in the property must have a "Bravura Decal" matching the parking number in which the vehicle is parked. If you park in other units' parking spot you must have written permission from the owner submitted to the office for files.

All visitors must have a Guest Pass displayed on the dashboard where security can identify your visitors. For our safety, effective immediately security has been instructed to call the towing company to remove any unidentified vehicles parked in the Bravura Property, NO EXCEPTIONS.

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## GET READY FOR TAX TIME

The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal
- Interest earned statements
- Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.



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