



CENTRO

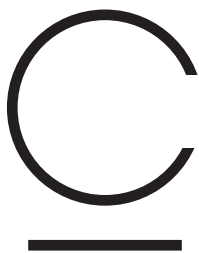
A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 4 Issue 3

March 2021

CENTRO DOWNTOWN **Condominium Association, Inc.**

151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager...Elena Louchpii, LCAM
manager@centrocondominium.com

Admin Asst..Lauren Gutierrez
admin@centrocondominium.com

Front Desk..... Jorge Pascual
Front Desk is available to residents 24/7

Frontdesk@centrocondominium.com

Packages are available to be picked up at
Amazon Hubs and/or Front Desk at any time.

ASSOCIATION OFFICERS

Pres. & Treas... Shai Ben-Ami

Secretary..... Mandi Miranda

Director..... Anthony Elias

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

Mon - Fri.. 9:00 am - 5:00 pm

Temporarily working with "closed door" policy



RULES AND REMINDERS

Greetings,

Friendly reminder of some important Centro Downtown Condo Rules and Regulations.

It is imperative that all residents of Centro Downtown Condo, owners, their families, lessees, and guest(s) follow the rules and regulations of the Association to ensure that everyone has the opportunity to an enjoyable and beneficial living experience within the community.

With that being said, please note the following:

Covid-19 Protocols:

- All residents, family members, lessees and guest must wear a facial covering when on Centro Downtown Condo Common grounds. Face coverings may be removed when at the pool and gym (while using machine) and as long as social distancing is being practiced. This is a mandatory rule that is being enforced throughout Miami-Dade County and the City of Miami.
- The use of all common areas (pool, gym, etc.) are for the exclusive use of owners/residents only. Guests are not permitted to use the common areas.
- The gym is exclusively for the use of owners/residents. Please be mindful to place and not drop the weights during your work out session. Dropping of weights causes noise to travel upwards throughout the units above the gym causing a disturbance to your neighbors.
- The elevator is restricted for the use of two (4) passengers at a time.

Balconies:

- Balconies are not to be used for storage purposes. This includes bicycles.
- No cooking is permitted on the balconies (this includes all types of BBQ's).
- Residents/Guests are not permitted to hang laundry on the balconies, this includes towels.
- Residents/Guests are not permitted to mark, damage, destroy, deface, or engrave any part of the building - this includes balcony walls.

Continued on page 2

Rules and Reminders (cont. from page 1)**Animals:**

- Should the Animal have an “accident” on the common grounds, including elevators and lobby, the owner must clean up after the animal immediately.
- Additionally, please be courteous to your neighbors and toileting the dog to the designated area provided. Do not allow the dog to relieve itself at the front entrance or loading dock of the Condo as this area is becoming unsightly. As a reminder, the designated area is located at the back of the building.

Bulk Trash:

- Please be advised that residents are responsible for the disposal of bulk trash. Do not leave furniture, mattress, or any other item in the common areas of the building (including stairwells, hallways, loading dock, etc.) If you need to dispose of bulk trash, we recommend you the following:
LOCATION: 1290 NW 20 STREET, MIAMI
CONTACT: 311
HOURS: 8:00 AM - 5:00 PM MONDAY – SATURDAY
- Please be aware if you dispose of bulk trash in the common areas, management will conduct an investigation and charge the resident for all related costs.

- If you need to dispose of card boxes, please remember to flatten and place them inside the designated container. Do not leave them outside your unit door nor trash chute floor.

Common Areas:

- The common areas and limited common areas shall be used only for the purpose for which they were intended and as provided for in the Declaration of Condominium, By-Laws and these Rules and Regulations.
- No roller-skating, rollerblading, riding of scooter or bike is permitted anywhere in the common elements.

Please keep in mind, if you are found to be violating any of the above rules or any rules listed in the Rules and Regulations for Centro Downtown Condo, you will be cited with a violation. If you would like or need a copy of the Centro Downtown Condo Rules and Regulations, they can be found on the Condo website: <https://centrodowntowncondo.connectresident.com>

Thank you in advance for your understanding and cooperation of the Centro Downtown Condo Rules and Regulations.

Please continue to be safe and practice social distancing as needed/required.



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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, child-care, 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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District 5



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www.miamidade.gov/district05

305-375-5924

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@CommishEileen

COVID-19 VACCINES

Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.

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