

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 6 Issue 5

February 2019

PROPERTY STAFF

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IMPORTANT NUMBERS

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Security/Lobby 305-945-2471

Security Gate 305-944-5778

Email ..coastaltowersops@gmail.com

OFFICE HOURS (Unit Owners Only)

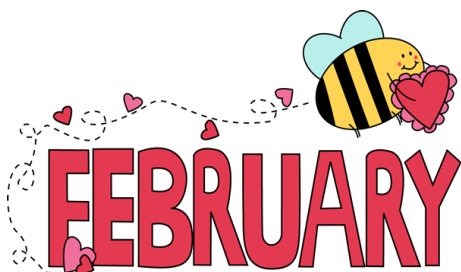
Mon. - Fri. 8:30 AM-4:30 PM

Closed 12:00 PM-1:00 PM

Realtor Hours M-F 10-10:30 AM
3:30-4:30 PM



COASTAL TOWERS
Condominium Association, Inc.
400 Kings Point Dr,
Sunny Isles Beach, FL 33160



Shoreline Foundation, Inc.

Electrical and Water for Marina

SFI has started trenching in the parking lot for the new water lines needed to use on all the docks in the new marina. SFI electricians are building an area in the N.E. side of the parking lot where the new electrical transformers will be installed.



FPL has informed the condo association that the transformers we requested are ready. FPL staff will be on property to install the transformers once the electrical conduits are ready.

We expect completion of this phase of the project by the end of March.

Coastal Towers Board of Directors Elections 2018

The 2018 Annual Meeting & Election was held on **Thursday, January 31, 2019** in the Social Room beginning at 6:30 P.M. All the votes were validated and counted in the presence of Marci A. Rubin, Coastal Towers' Legal Counsel.

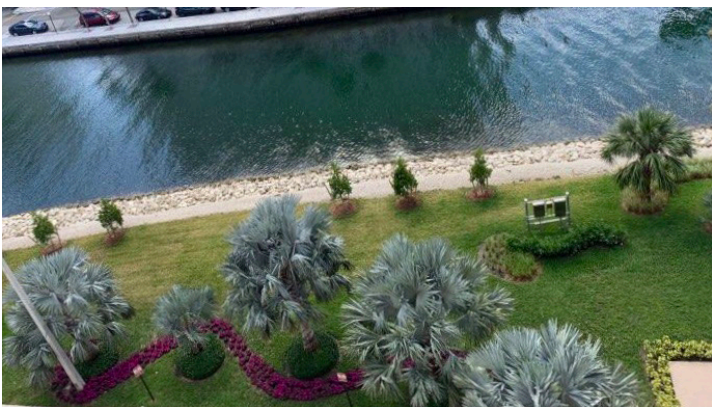
Votes from all valid Ballots were counted and noted on the Election Monitor Record.

The 2018 Board of Directors:
Pablo Guedez, President
Rodolfo M Mendible, Vice President
Karen Rivera, Treasurer
Brando Grillet, Secretary
Ricardo Brito, Director
Bessie Goldstein, Director
Mauro Sangio, Director

Thank you to all owners that participated in this very important process. Your valuable cooperation is highly appreciated by the Board of Directors. Thank you for making the election process a success!.

New Landscaping

The beautification of our property continues with the newest addition. On the south area of the property, near the pool area and doors to the lobby, a new permanent flower bed has been placed. Pablo Guedez, president of the condo association Board Directors has been organizing, coordinating and monitoring the landscaping works. There will be more new landscaping done to the property during 2019.



New Fire Pump Inspected and Operational



The Final testing and inspection of the new fire pump was conducted on February, 13th by the Miami Dade Fire Marshall. The companies involved in the installation of the pump, All Fire, Circle Generator and First Choice Electrical were present during the inspection. The cost of replacing the Fire Pump was **covered entirely** by a payment received from a claim to Lexington Insurance Company. The association received a final payment for the claim in the amount of \$59,070.00 minus the deductible of \$5,000. The cost of the new installation all inclusive with permits, electrical and inspections was \$58,850.00.



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Motorcycle Parking

Any resident that owns a motorcycle must ensure that it is registered with the management office. Any motorcycle that is parked over by the designated motorcycle parking area with expired tags, no decal or has abandoned the motorcycle, management will tow the motorcycle effective immediately. The designated motorcycle parking area has been relocated due to the impending seawall project. All motorcycle owners **MUST** come by the management office to be informed of the new parking location

Unit Keys

Please, be sure to have a current copy of your unit keys with the management office! All residents must have a copy of your unit keys on file in the office key safe. In the event of maintenance or other emergency which requires entry to your unit, if we don't have the keys, we will have to drill out the lock to enter the unit. The unit owner is liable and responsible for any damage to the lock and/or door as well as damaged to other units as a result of the emergency.

Monthly Financial Statements

All Owners are invited to receive a copy of the monthly financial statements upon request. All operating expenses, revenue received by the association, balances, etc. appear on the statements. Please, visit the management office during business hours, Monday thru Friday from 8:30 am to 4:30 pm and request a copy.



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COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$
Active	910	2/2	1,094	\$330,000
Active	1019	2/2	1,023	\$319,900
Active	830	1/1	720	\$249,900
Active	416	1/1	697	\$179,999

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

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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

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Attention Residents

Be advised of the following rules and regulations of our condo association.

BICYCLES: Bicycles may be stored in the bicycle storage room. Each unit may gain access only by requesting the key from the lobby concierge. Bicycles must be transported through the service entrance and corridor and on the service elevator. They are not permitted in the lobby and may not be stored on the common elements or limited common elements. All bicycles must display an identification label attached to the crossbar.

PACKAGES: All packages must be addressed to registered owners and residents. The maximum dimensions of any package(s) **cannot exceed 36"x 36" and the weight cannot exceed 30 pounds.** Both first name and last name and unit / apartment number must match the name of the registered Resident. Please note that packages not addressed to registered Residents will be returned to sender. Packages that exceed the minimum required dimensions or weight

will not be accepted by the concierge staff / security. The package will be denied. Packages may only be picked up by the registered owner / resident or pre-approved designee.

GARBAGE DISPOSAL: All garbage must be placed in a plastic bag and secured before being thrown down the trash chute or into the dumpster. Garbage must not be left on the trash room floors. Any spilled liquids or garbage must be cleaned up. Cardboard boxes and/or large pieces of cardboard should be broken down and flattened placed in the trash room or placed in the **YELLOW LID RECYCLE CONTAINER** located in the loading dock area. Coastal Towers Condo Association is in compliance with Miami Dade county recycling regulations. Newspapers, glass, metal cans and plastics must be disposed of separately. You may place items in a garbage bag or in the 6 yarder container that is located in the loading dock area.

BULK GARBAGE: Bulk items are not to be left in the loading dock area or in the maintenance corridors of the building. Do not place discarded items in the loading dock area such as **OLD WATER HEATERS, OLD DISH-WASHERS, OLD MATTRESSES, OLD DRESSERS, OLD FURNITURE.** It is against Miami Dade County regulations to discard any construction material into the garbage containers. Be advised that there are cameras located in the loading dock area. Any resident or construction worker caught throwing any material that is banned or left in the loading dock area will be fined accordingly.

STORAGE AREAS: All storage areas will be cleaned on a monthly basis. Any items that are not properly secured within the storage areas will be discarded. All storage areas must keep the walk areas free and clear of any debris and items.



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Pest Control

Tuesday's starting at 9:00 am

- 1st. Tuesday of the Month:**
Floors 16 thru 12
- 2nd. Tuesday of the Month:**
Floors 11 thru 8
- 3rd Tuesday of the Month:**
Floors 7 thru 4
- 4th Tuesday of the Month:**
Floors 3 thru 1



Please see Security guard in the lobby to schedule spraying of your unit.

XPRESSO MARKET

Breakfast – Lunch - Dinner

Hours of Operation: 9am to 10pm Sundays: CLOSED

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Call for Appointment. Walk-ins Welcome. Last appointment 6:00 pm. *Hours subject to change. Please call ahead to confirm.

Attention

Lobby/shopping carts are only to be used for groceries, luggage or small items not for contractor use. Violators will be subject to fines.



shopping cart



Bell cart

Residents please use service elevator when using bell carts. Shopping carts can be used in all elevators. **ID is required in order to use lobby/shopping carts please see front desk for service.**

Gloria Hincapie

BODY CONTOUR *ART

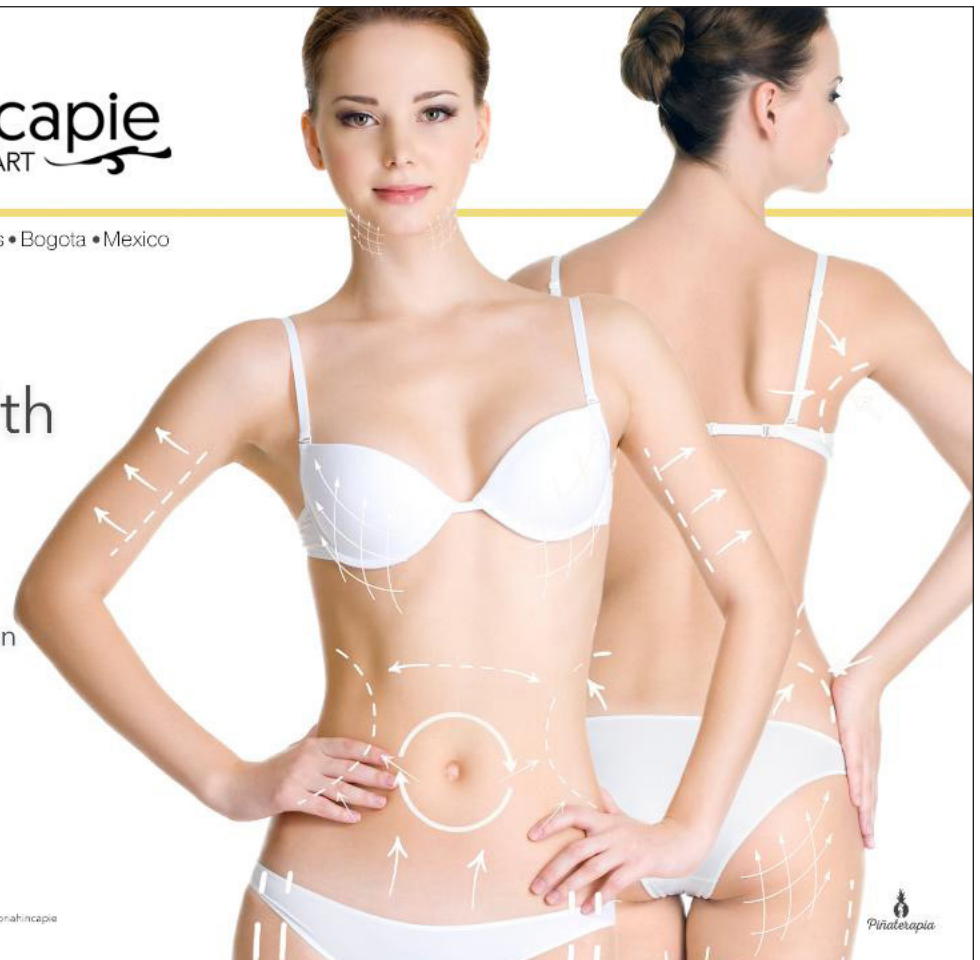
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Memo To All Residents

Lobby Area:

- NO bicycles, scooters, skateboards, hover boards, rollerblades.
- Must wear clothes with bathing attire while in the lobby
- Must wear tops, bottoms and shoes must be worn at all times while in the lobby

Pool Area:

- NO FOOD or DRINKS in pool area!
- NO Glass items allowed on Pool Deck area!
- When entering the building please dry and cover yourself!
- NO LOUD MUSIC
- NO SMOKING IN POOL DECK AREA

Guest & Visitors:

- All GUEST and VISITORS must be registered with security!
- All GUEST and VISITORS must park in the GUEST PARKING AREA.
- GUEST and VISITORS not adhering to policy will be towed at owner's expense.

- Parking fee begins at 10:00 p.m. Monday thru Sunday.
- Parking fee is \$5.00
- Guest parking cannot be used as secondary parking under any circumstances.

Balconies:

- **ONLY OUTDOOR FURNITURE IS PERMITTED!**
- Balconies must not be used as storage!
- No bicycles, storage containers, kayaks, grills, hang lights, satellite dishes.
- No clothing hanging from balcony railings!
- No debris should be thrown from balconies, specifically cigarette buds!

Short Term Leases:

- Any unit found to be a short term rental will be fined and reported to Miami Dade County.

ESA And Service Animals:

- **MUST BE ON A LEASH AT ALL TIMES**

Moving / Deliveries:

- Moving is NOT PERMITTED after 4:30 p.m. Monday – Friday
- Moving NOT PERMITTED AT ANY TIME ON THE WEEKENDS / HOLIDAYS!
- Delivery of furniture or appliances is NOT PERMITTED ON WEEKENDS / HOLIDAYS!
- All deliveries must be registered with the management office.

Construction:

- **No work allowed on WEEKENDS / HOLIDAYS!**
- Work hours are from 8:30 a.m. until 4:30 p.m. Monday to Friday only!

Management would like to thank all residents in advance for following the approved "Rules and Regulations" of Coastal Towers Condominium. It is important to understand that living in a community means that all Residents have the right to peaceful enjoyment of their homes. Not following the Rules and Regulations will result in fines.

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