

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 6 Issue 4

January 2019

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IMPORTANT NUMBERS

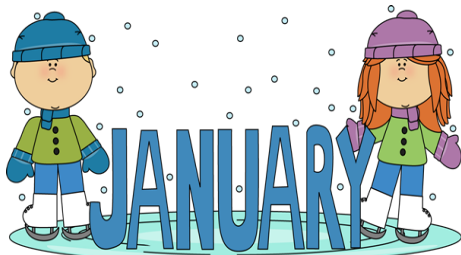
Main 305-945-6326
Fax 305-944-7341
Security/Lobby 305-945-2471
Security Gate 305-944-5778
Email ..coastaltowersops@gmail.com

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



Coastal Towers Board of Directors ELECTIONS 2019

The 2018 Annual Meeting & Election will be held **Wednesday, January 31 at 6:00 PM** in the Social Room.

Election ballots were mailed to owners this month. All Ballots must be received by the Condo Association office on or before the election date. Envelopes containing the ballots will be opened and tabulated during the election meeting.

Please, vote for **NO MORE THAN SEVEN (7)** candidates by placing an **“X”** next to the name of the candidate of your choice.

Here is a list of the names of eligible candidates, according to F.S. 718, who are participating in the 2019 Board of Directors election

- Adriana De Lorenzo
- Betty “Bessy” Goldstein
- Brando Grillet
- Howard Germain
- Karen Rivera
- Kelly Etheridge
- Mauro Sangio
- Michelle Tuma
- Pablo Fonseca
- Pablo Guedez
- Ricardo Brito
- Richard Parker
- Rodolfo Mendible
- Vasilio Liakos

ELECTION AND ANNUAL MEETING

of the Members of Coastal Towers Condominium Association, Inc.
2019 Annual Meeting of Members of the Association and Election of Officers will be held Wednesday, January 31, 2019 at 6:00 p.m. in the Coastal Towers Social Room at 400 Kings Point Drive, Sunny Isles Beach, FL 33160

AGENDA FOR ANNUAL MEETING

1. Call to order by the President
2. Determination of a quorum.
3. Proof of Notice of Meeting.
4. Reports by President.
5. Adjournment.

Immediately following the Annual Meeting and Election, an organizational meeting of the Board of Directors will be convened.

AGENDA FOR THE BOARD OF DIRECTORS MEETING

1. Call to order.
2. Establishment of a quorum of Directors.
3. Election of Officers.
4. Adjournment.

HAPPY★NEW★YEAR

Boat Dock Request Form

The New Marina will be completed in 2019. All owners that are interested in renting a dock for their boat are being encouraged to send a form with the required information. The association will have 33 boat docks that will be available. The completion of this form does not guarantee that you will be assigned a boat docking space. Once the association has received the request a separate application form will be forwarded to all owners who meet the requirements. This form is for informational purposes only.

BOAT DOCK RENTAL APPLICATION

1. **Application Fee \$100.00 (non-refundable)**
2. **ABSOLUTELY NO PETS ALLOWED!**
3. **Mandatory individual INSURANCE / applications will not be accepted incomplete.**
4. Copy of fully executed lease agreement.
5. Complete Association Application form. All fields in the application must be completed. Please write N/A for each field that is not applicable.
6. Legible color copy of valid Driver's License. (Non U.S. residents need to provide proper INS documentation)
7. Copy of vessel registration (**One vessel per unit.**)
8. **An Association Security Deposit (By Owner Only) (refundable) \$1,000. Unit owner's check ONLY** payable to "Coastal Towers Condominium Assoc." If there are any damages to the common areas or violations, the security deposit will be automatically withheld and forfeited.

** Please note the "Security Deposit" is NOT to cover rent due issues between tenant and owner, it is strictly for damages caused to the boat docks common areas or fines and violations issued for non-compliance of rules and regulations incurred by any member, guest or visitor.*

Please note before your interview is scheduled your application must be completed and submitted to the Management Office.

Interviews are conducted on Tuesday's & Thursdays from 2:00PM - 4:00PM.

Office Hours Monday –Friday 8:30AM - 4:30PM

End of Automatic Withdrawals for 2015 Special Assessment

Just a friendly reminder, the 2015 Special Assessment will end in February 2019. You will be receiving a coupon booklet with only two months. The months that you will receive are for January and February. There will be no payments after February.

If you are on ACH (**Automatic Debit Withdrawal**), Please ensure that you contact your local bank and make the stop payments. Failure to contact your local banking facility will cause the automatic withdrawal to continue. The association will cease from doing any downloads as of March 2019.

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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Back Flow Water Pipe

The main water line that provides domestic water to all residents was repaired on January 3, 2019. The pipe is fully operational and has passed all required inspections.



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.



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COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$
Active	910	2/2	1,094	\$330,000
Active	830	1/1	720	\$249,900
Active	1604	1/1	720	\$219,900
Active	704	1/1	720	\$219,000
Active	622	1/1	705	\$206,000

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

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stellar

Public Adjusting Services
Professional Insurance Claim Representation

GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

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PALM BEACH (561) 404-3069

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Trash Chutes

Please, be advised that you must throw your trash into the trash chute in a **resistant sealed plastic bag**. The recycles must be placed neatly into the recycle bins. We will be reviewing video and will issue a **\$100 per violation** charges against those residents that are deliberately throwing trash on the floor.

DO NOT LEAVE ANY TRASH BAGS ON THE FLOOR OF THE TRASH ROOM.

Why would you want our cleaning staff to endure cleaning your mess? They work very hard to keep our building clean and neat. Isn't that the way you want to see the building?. Please, don't make their jobs harder than they already are.

DO NOT LEAVE ANY UNWANTED ITEMS IN THE COMMON AREAS OF ANY FLOOR BY THE SERVICE ELEVATOR

Let's all collaborate to keep the building clean and tidy.



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New Fire Pump



The installation of the new fire pump began on Wednesday 01/03/19. The Fire pump at this moment is disconnected. We are waiting for an electrical disconnect from FP&L to complete the electrical installation into the fire panel and activate the fire pump. The Fire Prevention Department of Miami Dade County has a mandatory requirement of 24 hours fire watch until the fire pump is fully operational. A security guard will be assigned for this duty. The Board of Directors has reached out to Admiral Security and made them aware of the association's needs. A security rover will be assigned to conduct the fire watch starting January 5, 2019. The added security will be conducting rover duties inside the building ensuring that there are no fires. The fire pump is expected to be fully functional by January 20, 2019

Attention Visitors & Residents

Short term/vacation rentals of any kind is strictly prohibited. Short term renting of any part of your unit is a violation of our rules and regulations. If these rules are violated, short term renters will be asked to leave the property and the unit owner will be subject to substantial fines.

Atencion Vistantes y Residentes

Corto plazo/alquiler de cualquier tipo esta prohibido. Alquiler a corto plazo de cualquier parte de la unidad es una violacion de nuestras reglas y regulaciones. Si se violan estas reglas, los inquilinos a corto plazos se pedira que desaloje la propiedad de inmediato y el propietario de la unidad sera multado severamente por las violaciones.

Living in the Florida Riviera Sunny Isles Beach News and Events

Free Smoke Alarm & Installation, Miami-Dade Fire Rescue. A smoke alarm is critical for the early detection of a fire in your home and could mean the difference between life and death. Fires can occur in a variety of ways and in any room of your home. But no matter where or how, having a smoke alarm is the first key step toward your family’s safety. And now, **Miami-Dade Fire Rescue’s** free **smoke alarm installation program** can help keep your home and your family safe too. A 10-year lithium battery operated alarm will be provided and installed at no cost to qualified Miami-Dade County residents who meet **one** of the following criteria:

- You must have someone living in your home who is 14 years of age or younger or 65 years of age or older
- Be considered low-income
- Have a disability
- Be considered deaf or hard of hearing


To request your free smoke alarm, call **786-336-FIRE (3473)** or complete and email the below registration form to smokealarms@miamidade.gov. Renters must have property owner’s permission. Do not delay as quantities are limited.

Turnberry Beach Renourishment Project to Commence Jan. 4 – Feb. 1, 2019. The Turnberry Development Project will be completing a beach sand re-nourishment at the north end of the beach in Sunny Isles Beach beginning Friday, January 4. The project site will extend from Terracine Avenue (the northern City limit) to the Turnberry Ocean Club (185 Street). During this time, the beach will remain open but access may be partially modified. A temporary construction fence will be set up on the beach in the affected areas for the safety of beachgoers. The project will begin on Friday, January 4 and will last until approximately February 1, 2019. Project hours are 7:30 am – 5:30 pm on weekdays and 9 am – 5:30 pm on Saturdays (if applicable).

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Maintenance Team Responsibilities

BE AWARE that the maintenance team is responsible for works in the grounds of the property. Repairs that need to be done in the buildings, in the driveway, common areas, etc. Our maintenance team is fully qualified to execute any electrical, plumbing, construction, repairs, painting and cleaning of anything needed in the property at large, **NOT IN ANY RESIDENT’S UNIT.**

Residents are welcome to call the condo association office Monday to Friday during business hours and report any electrical and/or plumbing situation. Our Property Manager will gladly recommend a professional service and our maintenance team will try to help residents if possible. Our maintenance team is also in the premises on Saturday and Sunday from 8 am to 12 pm.

Please, do not call our Property Manager after business hours or on weekends to report any situation inside your unit. Each resident is responsible to resolve situations inside their unit. Contact the Security staff in the lobby and report the situation. The Security guard on duty will contact our Property Manager if needed.

The Security guard on duty in the lobby has information to recommend a plumber or a locksmith. **The Security staff DOES NOT have access to the keys of individual units kept in the management office.**

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

786-661-6631

- Pizzas / Subs / Hot Wings
- TAPAS
- Breakfast Specials
- Lunch and Dinner Specials
- Arepas Saturdays (daytime only)
- Cantinas



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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.

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.**



shopping cart



Bell cart

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