

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 6 Issue 6

March 2019

PROPERTY STAFF

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IMPORTANT NUMBERS

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Security Gate..... 305-944-5778

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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



Current Phase for the New Marina

Excavating in Progress and Boat Dock Pedestals

The major electrical trenching started on March 11, 2019. The electrical trenching is being done in order to install two brand new 400 amp transformers. These transformers will supply the new power to the North and South side boat docks. They will both be independent of each other.

The trenching and install should take about another two weeks. Once the trenching is complete, FP&L will come in and complete the connections of the new transformers SFI will be excavating on The “North side” of the main drive way and on the “East side” road of the building. The excavating will take about two weeks in order to install a new “Main Water Line” for the new boat docks. Please use caution when driving and walking in those areas. There will be a small change in the traffic pattern until the excavating is complete.

Tenga en cuenta que SFI estará excavando en el “Lado Norte” de la vía de acceso principal y en el camino “Lado Este” del edificio. La excavación tomará aproximadamente dos semanas para instalar una nueva “Línea de agua principal” para los nuevos muelles para embarcaciones. Por favor, tenga cuidado al conducir y caminar

en esas áreas. Habrá un pequeño cambio en el patrón de tráfico hasta que se complete la excavación.



The new boat dock pedestals that will provide running water and electrical outlets have been installed and will be operational as soon as the electrical installations have been complete.

ALL RESIDENTS MUST REMAIN AWAY FROM THE MARINA UNTIL FURTHER NOTICE. RESIDENTS FOUND IN THE DOCKS AREA WILL BE FINED BY THE ASSOCIATION.

Fire Panel

The main fire panel for the building is not operational. Apparently the panel suffered an electrical surge when the power went out for the city of Sunny Isles on April 11, 2019. The main mother board that controls all of the functions for the panel burned out due to the power surge. The fire panel is obsolete and it has been difficult for the vendor "Fire Alarm Systems" to find the original program. The fire panel will need to be completely upgraded to the new Miami Dade codes.

There will be a Mandatory security Fire Watch in effect until the fire panel is operational. Security staff will be walking all areas throughout the building consistently 24 hours a day.. There are two security personnel for very eight hours. One officer is responsible from floors 1 – 7 and the other officer is responsible for floors 8 – 16.

Trash Chutes

Please, be advised that you must throw your trash into the trash chute in a **resistant sealed plastic bag**. The recycle bins 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.

Access Control

The new Access control system in the main entrance to the building, elevators and common areas is being installed. The system should be operational by the end of this month. **All residents will be required to re register the finger print for the new bio metric system that is being installed.** The name of the new system is the **ZK Access System 5.3**. The system will also use fob keys for access. Once the new system has been installed there will be a memo sent out to all residents in order to have them come to the office and register. **The system will not be activated until there is at least 90% registration from residents.**

New Common Areas A/C Unit Installation

The final permits needed for the installation of the new 50 ton A/C unit have been completed. South East Mechanical is awaiting the final permit for electrical of the unit. The permit should be approved sometime next week. The installation will then take place. Property Manager, Will Vega, will coordinate the installation with South East Mechanical. The loading dock area will be shut down the entire day of A/C unit installation. There will be a crane on property in order to remove old unit and install the new unit. Our Property Manager will keep the community informed of the date scheduled for installation.

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.

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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	1410	2/2	1,094	\$389,000
Active	910	2/2	1,094	\$330,000
Active	1019	2/2	1,023	\$319,900
Active	627	1/1	695	\$185,000

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

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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.

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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.**



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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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