

# COASTAL NEWS



*A Newsletter for the Residents of The Coastal Towers Condominium*

Volume 6 Issue 8

May 2019

## PROPERTY STAFF

### Systems Coordinator

coastalbookkeeper@gmail.com

**Property Manager** ..... Will Vega  
coastaltowersops@gmail.com

Francheska Turull  
coastaltowersasstoffice@gmail.com

## 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



## New Marina Pending Electric & Water Installation

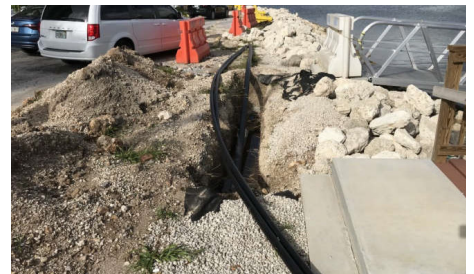
The major trenching that started on March 11, 2019 continues in the parking lot area. Three (3) 6-inch diameter conduits were installed from the north side of the property towards the electric vault just west of the guard house. Road plates have been covering the open electrical trench areas for vehicles to transit.



Installation of the M1 and M2 electrical panel equipment on the Unistrut base is underway. Connections to the dock pedestals have been primarily completed. SFI has submitted to FPL the certified easement required for the conduits. Contractor is awaiting delivery of the concrete transformer pads and transformers from FPL. Marco Alvarez, FPL Technical Specialist, has informed SFI that it will take 5 weeks to get the work order on their schedule and approximately 2 weeks to perform the work we need.



A 2-inch water and 4-inch fire lines have been placed and backfilled along the north dock



A 2-inch water and 4-inch fire lines have been partially placed along the south dock, with open trenches remaining



Plumbing and Fire Line Trench for South Docks:

*Continued on page 2*

**Marina (cont. from page 1)**



Completion of all utilities installations is expected by the end of June 2019. Weather conditions, timeliness of delivery of equipment by FPL and final inspections may delay the completion of the project.

**ALL RESIDENTS MUST REMAIN AWAY FROM THE MARINA UNTIL FURTHER NOTICE**

**RESIDENTS FOUND IN THE DOCKS AREA WILL BE FINED \$500 BY THE ASSOCIATION.**

**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 and approved. South East Mechanical is awaiting the delivery of the new 50 Ton A/C unit. The installation will then take place. Property Manager, Will Vega, will coordinate the installation with South East Mechanical. The installation will begin prior to the end of the month of May 2019.

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.

**Fire Panel**

The main fire panel for the building is fully operational. BASS Fire and Security Systems, Inc. has installed an upgraded version that meet all NFCP codes. The panel used is the new FCI E-3 Fire Panel which replaced the outdated FCI 7200 Series panel. The old version was damaged due to electrical failure that occurred in the city of Sunny Isles on April 11, 2019.

Miami-Dade required a mandatory security Fire Watch while the fire panel was being replaced and the necessary inspections had been completed. The mandatory Fire Watch is no longer required now that the new fire panel is fully operational.

All inspections have been completed. Our insurance carrier, Continental Casualty Company has compensated the association for the cost of the new fire panel and the 24 hours mandatory fire watch we had while the fire pump was being installed, activated and inspected.



**Access Control**

The new Access control system in the main entrance to the building, elevators and common areas has been completed and is fully operational as of May 1, 2019.

The name of the new system is the **ZK Access System 5.3.**

All residents will be required to re register the fingerprint for the new bio metric system that is being installed. Residents will not be granted access if they are not properly registered. Security has been instructed not to allow access to residents who have not complied. Only registered residents and owners will be registered at the main office to use the Bio Metric Access Control System.



**Visitors and guest will not be permitted to register.**

**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.*

## Passenger Elevator

Otis Elevator Service has determined that the elevator currently out of service contains obsolete components that are no longer in production. engineer solutions for component obsolescence.

### We are replacing the obsolete piece with OPTIGUARD Door Protection System

One solid –state infrared passenger protection system will be installed on the elevator door. This system uses 154 infrared emitters and detectors to create an invisible safety net across the elevator entrance.

The OPTIGUARD system continuously scans for interrupted beams. If any beam in the curtain is interrupted; the OPTIGUARD system will reopen the elevator door instantly. OPTIGUARD offers maximum protection for passenger safety minimizing potential injury to passengers as they enter and exit the elevator.

OPTIGUARD systems infrared beams will also detect approaching objects within the elevator entrance which reduces potential for damage to elevator doors caused by mail carts, stretchers or other moving equipment. In some locations, additional work may be required when installing the OPTIGUARD system to meet safety codes.

The new updated system will be installed during the month of May



**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
**patrickjaimez@gmail.com**  
**www.patrickjaimez.com**



Hablo Español / Falo Português  
 Selling Coastal Towers for over 20 years!

### COASTAL TOWERS

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	1604	1/1	720	\$207,500	\$190,000
Sold	627	1/1	695	\$165,000	\$155,000
Active	910	2/2	1,094	\$330,000	
Active	1019	2/2	1,023	\$319,900	
Active	416	1/1	697	\$190,000	

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

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



**Public Adjusting Services**  
 Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?  
 GET HELP NOW!**

**RE-OPEN OLD & DENIED CLAIMS**

**RESIDENTIAL • COMMERCIAL  
 COMMUNITY ASSOCIATIONS**

**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?**



Roof Leaks    Water Damage    Vandalism Damage    Loss of Income



Fire Damage    Flood Damage    Hurricane Damage    Mold Damage

**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
**PALM BEACH (561) 404-3069**

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #PL175224

**SPECIALIZING IN LUXURY CONDOS & HOMES IN  
 AVENTURA, SUNNY ISLES AND GOLDEN BEACH**

**Gibson Real Estate Services**

Midwest Values with South Florida Flare!

**Teri Dattilio, Realtor, CAM**

514-470-8408 Cell | 954-909-0195 Office  
 teri@gibsonrealtyservices.com



**Sold! Delvista Towers 2/2 in under 4 months!**

120 E Oakland Park Blvd Suite 101  
 Wilton Manors, FL 33334



**BLINDS & SHADES**

**FREE SHOP AT HOME SERVICE**

**WE BEAT ANY ESTIMATE  
 BLINDS, SHADES, SHUTTERS**

**FREE MEASURING & INSTALLATION**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades**  
 exp. 8/31/19  
 must present coupon

**MOTORIZED SPECIALIST**  
 VERTICALS REPAIRED & CLEANED  
 SHADES REPAIRED & CLEANED



**305-469-8162 WE SHOW UP! 25 Years in Biz**

## Jockey Pump Added to New Fire Pump

The new and vastly improved CT Fire Pump is up and running properly. A new jockey pump was added along with new per code check valves. The pump is fully operational. Some minor issues are being addressed that will be corrected soon. These corrections do not impede the functionality of the fire pump. The changes were made under Miami Dade Fire Inspector. Without the changes they will not give it the final approval.

A jockey pump is a small pump connected to a **fire sprinkler system** in order to maintain a certain pressure in the **sprinkler** system, and sized to ensure that if a fire-**sprinkler** is activated, there will be a system pressure drop. On a fire protection system requiring a fire pump, there is a small pump that maintains pressure above the pressure settings of the larger fire pump. Hence the name “jockey pump.” The purpose of a jockey pump is to maintain pressure in a fire protection piping system so the larger fire pump does not need to run. A jockey pump package consists of a pump, motor and controller.

New water pressure valves have also been installed and inspected.



## New Security Company In Coastal Towers



The Board of Directors decided to terminate Admiral Security services due to unsatisfactory performance and unacceptable results. We gave the company repeated complaints and opportunities to remedy the situations. We received no improvement from Admiral staff.

As of May 1, 2019 Allied Universal is the new company in charge of providing security services in our community. Allied Universal offers

- Better leadership
- Better presence
- Better Training
- A road supervisor 3 times a week (afternoon and night),
- A shift supervisor in the lobby. Tuesday to Saturday 2 pm to 10 pm.

Under the new agreement, Allied Universal will provide a security guard at the entrance gate and in the lobby 24/7 and a rover supervising the property from 6:00 pm to 2:00 am daily.

Please, report to the office any irregularities, misbehavior, misconduct, carelessness, imprudence or wrongdoing you may encounter with any of the Allied Universal security staff.

Your cooperation is highly appreciated.

## 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.

# XPRESSO MARKET

**Breakfast – Lunch - Dinner**

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

**7 8 6 - 6 6 1 - 6 6 3 1**

- Pizzas / Subs / Hot Wings
- TAPAS
- Breakfast Specials
- Lunch and Dinner Specials
- Cantinas
- Fresh Pastries everyday
- Natural Juices
- Latin Favorites
- Excellent Selection of Household items



**NOW SERVING CANTINAS!**

*(Servicio de Cantinas disponible ahora toda la semana)*

Lunch and Dinner Specials created by Chef Ana Lorenzo to provide you with gourmet meals at affordable prices.

# Under New Management



**305-944-7527**

**Monday to Sunday 9 am – 6:00 pm\***

**We Specialize In:** Hair Straightening • Permanent Waves  
Keratin • Hair Coloring • Hydration • BOTOX®  
Highlights/Lowlights • We are specialists in long hair  
Pedi and Manicure • Haircut and Style for Men, Women  
and Kids • Hair Extensions • Hair Treatments  
Wash and Set • Balayage Hair • Ombre Style

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



**DAVILA CONSTRUCTION GROUP LLC.**

General Contractor CGC 1521462  
403 NW 10 Terrace, Hallandale FL 33090  
Office/Showroom (by appt. only)  
**305.747.6707 / 954-842-4342**  
Contact@Davila-Construction.com



23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates  
We Don't Subcontract Jobs • Affordable Prices  
**ASK FOR OUR CONDO UPGRADE PACKAGES!**

## 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

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.**



Bell cart

## 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.

Published monthly at no cost for Coastal Towers by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

## 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.

# DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, family owned for 30 years.

specializing  
in condo &  
apartment interiors

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelersmiami.com  
jeff@diamondremodelers.com



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed



### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**

any remodeling job!

**10% OFF**

Any Service

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 6/30/2019