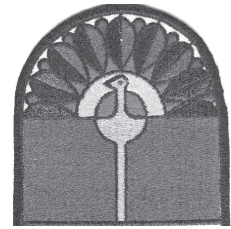


# MAISON GRANDE



Monthly  
Newsletter

Volume 15 Issue 12

May 2019

**MAISON GRANDE  
Condominium Association**  
6039 Collins Avenue  
Miami Beach, FL 33140

### OFFICE HOURS

Mon. - Fri. .... 8:00 AM - 5:00 PM

### OFFICE STAFF

**Manager** ..... Jenny Perera, LCAM

**Asst. Mgr.** .. Aracelys Zumeta, LCAM

**Admin. Asst.** ..... Marcelo Nuñez

### FSR Regional Director

..... John Sloan

**Dir. of Maint.** ..... Manuel Rodriguez

**Package Room** ..... Jannette Valdez

**Valet** ..... Clemente Franco

**Operations Manager** ... Idania Gato

### BOARD OF DIRECTORS

**President** ..... Elena Valdes

**Secretary** ..... Pete Lugo

**Treasurer** ..... Jorge Leal

**Director** ..... Eduardo Fernandez

**Director** ..... Evangelia Kalivas

**Director** ..... Isabel T. Perez

**Director** ..... Tony Pipitone

### IMPORTANT NUMBERS

**Condo Office** ..... 305-865-4247

**Fax** ..... 305-865-7819

**Security** ..... 305-864-1104

**Package Room** ..... 305-865-7446

**Valet Parking** ..... 305-866-7181

**Email** ..... mgca6039@gmail.com

## A Message from the President to All Maison Grande Residents

I hope everyone had a good Easter/Passover Holiday. It has been a busy couple of months, and lots has happened since my letter to our community of April. For those who have joined us in our board meetings, I wish to thank you for your support and community involvement. For our members who are unable to join us at our monthly meetings, I want to take an opportunity to tell you what the 2019 Board of Directors has done to date.

- We filled our last board vacancy with Director Tony Pipitone who has been a long-term owner and permanent resident in Maison Grande.
- We welcomed a new Property Manager, Jenny Perera who comes to us with a wealth of experience serving other large condominium properties.
- Appointed three members of our community to our Grievance Committee.
- Adopted New Rules and Regulations.
- Reduced delinquencies to approximately 1% through the efforts of FSR staff and several board members.
- Reviewed the Association's process and approval of emotional companion pets and/or service pets. – In our governing Declaration of Condominium and Rules and Regulations of the Association, pets and other animals are generally otherwise prohibited from being on the Condominium Property. However, in accordance with the FHA and ADA laws, when a resident has been authorized to have a pet, the Association is requesting that at all times during which the animal identified is located on the condo property, said animal wear an association issued tag signifying the approval granted hereunder, so as to allow security and/or other personnel of the Association and/or its management com-



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*Continued on page 2*

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

- pany to recognize the fact that said animal is permitted to be on the Condominium Property.
- Our Association Attorneys and our Property Management Company recommend we hire a Turn-Key Vendor that will serve as the Association’s representative on all construction projects including Engineering, RFP preparation for contractors, vetting of contractors, bid process and project management. We invited four companies to present their services and are in the process of evaluating their proposals and preparing a quantitative analysis. This should be completed by June 2019.
- We invited Sara Maman, our Fire Safety Engineer to speak at our May 15<sup>th</sup> meeting about the need to move forward with the Emergency Life Safety System.
- We removed the damaged playground equipment and obtained proposals to replace it with commercial grade options to ensure the safety and enjoyment of the children of our community. We evaluated the proposals and awarded the replacement to Playground USA. Installation is expected within the next couple of weeks.
- We engaged the services of a company that will monitor the internet for short term rentals which are prohibited as per our Declaration of Condominium.

- We obtained excellent terms from City National Bank through First Service Financial on a restricted line of credit to cover the cost of projects awarded and get us started on future projects that are necessary to keep the integrity of our building.
- We purchased two additional B-B-Qs for the community to enjoy during our busy summer holidays.
- We installed digital package tracking in our mail room to remind residents of their packages
- Ordered the repairs of the Tiki Huts.

Please stop by the office at your leisure and welcome Jenny Perera. She has been with us for about a month and already has walked the property with Manny, the Chief Engineer.

Jenny will undoubtedly be instrumental to us as we embark in important construction projects.

In closing, please remember to notify the office of your contact information and current mailing address so that you can receive all of the correspondence that is sent to owners on a regular basis.

You can update your information by sending an email to [assistant@maisongrande.org](mailto:assistant@maisongrande.org). or by sending a note to the office. Be assured that the decisions that we make as your Board of Directors are made for the good of all. The decisions we make apply as well to each and every one of us who have chosen to serve you. Let’s strive to work together as a united community to make Maison Grande the very best place to live.



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# Management Office

In an effort to provide a more concise and effective service, the association has engaged in a contract with Tenant Evaluation to perform all screening services for new Buyers and Renters. All you have to do is login and register at [www.tenantev.com](http://www.tenantev.com) and use property code: 8591

Management will be mailing the Approved and Revised Rules and Regulations.

If you are not receiving any email communications, please contact the management office to update your email address.

The new playground is soon to come along with repairs of the TiKi Huts.

Please pass by the Tiki Hut area, as we added 2 new BBQ's that are limited to a 3 hour usage per unit. This BBQ will be available for the residents. Just contact the security office or management office to reserve your time slot.

**VERY IMPORTANT:** Valet opens Sunday thru Thursday from 6am to 12 midnight. Friday, Saturday and Holidays will be available 24-Hours. IF Valet is closed, please remember that **NO VEHICLES ARE TO BE SELF PARKED IN THE FRONT OF THE BUILDING.** If you leave your car with Valet and valet closes at midnight, you will not have access to your car or keys after valet has left until they return the following day.

The mailroom TV is available to see if you have packages in Receiving.

### Maintenance:

The Garage Slab repairs have been completed and the bike room will be re assembled.



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 District 5  
 ★ ★ ★

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 please feel free to reach out:

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