

THE VOICE OF CORONADO



Volume 7 Issue 6

A Monthly Newsletter for the Residents of Coronado Condominium

July 2021

Coronado Condominium Association, Inc

20301 W Country Club Drive
Aventura, Florida 33180

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OFFICE HOURS

Mon- Fri 9am-5:00pm



CORONADO UPDATES

By Joanne Orizal, Board Secretary

Dear Coronado Community,

Just a quick update on a few things that are of concern and for which we have received calls about and hope you will choose to maintain respect for each other and help keep our community safe and beautiful.

Mask UP

Florida now leads the nation in new Covid 19 cases and hospitalizations. This alone should make everyone understand that wearing a mask in all our common areas, hallways and elevators is required. Social distancing on the elevators is required and while we are going through the elevator modernization, please be patient. Do not crowd the elevators and always, ALWAYS, wear a mask. Please also understand that our elevators have cameras and if you are caught removing our mask signs as a tenant or unit owner, you will be notified and fined accordingly.



Pet Peeves - Coronado and Dogs

We have had an explosion of dogs on the property. Some of which are registered with our Administration office by providing the appropriate documentation, licensing and vaccinations. There are many more that may be on the property without proper authorization. Coronado does not allow dogs as pets, and support animals are permitted with proper documentation. If your dog is not registered, get registered now by providing proof of proper documentation. Additionally, unless there is proper registration of your animal with our Coronado Administration office, you will be asked to remove the pet from the property. So please, arrange to get your dog properly registered with our community.

Since we are on the topic of dogs, many people continue to walk their dogs through the lobbies of their buildings. **DOGS ARE NOT PERMITTED IN THE LOBBIES OF OUR BUILDINGS!** All dogs are to be walked through the ground floor of each building, not the second floor and not the lobbies and they are to be walked outside the premises to do their business. Dogs are not to be walked in common areas where people sit, where we have our flowers and never in the parking areas. Most important, pick up your dog's crap! No one wants to step in it, see it or smell it. If you are caught on camera failing to pick it up we will track you down and we will fine you.

Contractor Violations

We are discovering quite a few unit owners who are renovating their units

Continued on page 2

Updates (cont. from page 1)

without proper authorization. Let me remind everyone that all work done on a unit is to be done with proper authorization, by contractors who are licensed and bonded, and who have properly secured permits from the City of Aventura. If you are caught bringing in contractors who are doing work without following the rules, building regulations, and without proper permits, we will immediately call the City of Aventura Building Department and you will be forced to cease all work, you will be fined by our Association and you will be fined by the City of Aventura. Attached are the City of Aventura regulations concerning renovations and when a permit is required. Read it and if you have any questions contact the City of Aventura Building Department directly.

In order to make our Coronado Community a great place to live we must all be mindful of each other and the rules.

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Helpful Building Permit Information for Condominium Associations

This information is provided to help association members and managers properly advise your residents about building permit requirements.



WHEN ARE PERMITS REQUIRED?

- Work modifying and replacing a building's existing structure/layout in any way;
- Flooring;
- Any electrical work, including installation of ceiling fans;
- Replacement of an air conditioner unit;
- Installation of a water heater;
- Changing a toilet or a sink fixture;
- Kitchen Cabinets, which required the reinstallation of plumbing fixtures and/or electrical outlets or which changes the configuration of the existing kitchen;
- General maintenance and repairs exceeding \$500 in labor and materials.

Note: Where repairs must be performed in an emergency situation, the permit application shall be submitted to the Building Division within the next business working day.

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Permits (cont. from page 2)

A permit ensures the consumer that the work is being done properly and with the appropriate materials.

Licensed contractors, who are registered in the City of Aventura, are required to obtain the above cited permits.

WHAT DOCUMENTATION IS REQUIRED?

- Complete building permit application including notarized signatures of the owner and qualifier;
- Two (2) sets of documents depicting the work to be performed. If documents are drawings, they must be drawn to scale and may be required to be signed and sealed by an architect/engineer;
- For flooring, include information on the soundproofing rating of material to be used, including documentation substantiating the soundproofing values;
- Two (2) sets of calculations and two (2) sets of Product Approvals (NOA) for windows, exterior doors, shutters and skylights;
- Letter from condominium association approving work being done.

Please contact our Building Division at 305 466 8937 if you have any questions



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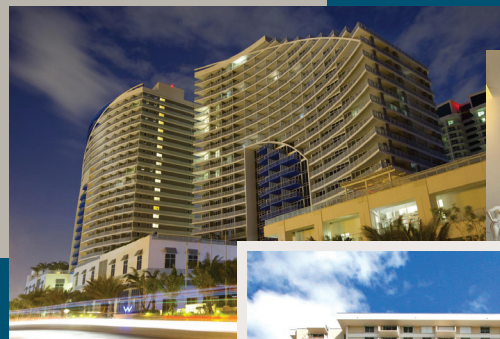
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