



Imperial House Condominium

A Newsletter for the Residents of the Imperial House Condominium Association, Inc.

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IMPERIAL HOUSE
Condominium Association, Inc.
5255 Collins Avenue
Miami Beach, Florida 33140

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Vice Pres. Alex DeGasperi
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Secretary Jairo Arzt
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Mon - Fri.... 9:00am - 5:00pm



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MESSAGE FROM MANAGEMENT

The Board of Directors and Management are dedicated to improve our building and the quality of living for all residents. Below is a list and update on the upcoming projects. FourZero, the contracted project manager has visited the property and is in the process of budgeting the following:

- Window replacement
- Concrete restoration
- 50-year certification
- Pool
- Life safety (reviewing plans submitted to the city)
- Exterior french drain on beachside

A draft budget is expected to be received from the project manager. Once received, the Board will review and call for a meeting of the membership to further discuss community options.

HALLWAYS AIR CONDITIONING

Our east A/C handler unit met its lifespan. Therefore a brand new A/C handler has been ordered. You might notice a slightly higher temperature on the east side of the hallways in each floor. In the meantime our west A/C handler is making up for the whole air conditioning in the hallways. We are expecting the new A/C handler unit to be installed within the next month.

UNITS AC MAINTENANCE SERVICE

Summer is here! Don't miss out on AC Maintenance service.

Our service provider Cool Water Air Conditioning Inc is here every other month. The service includes the replacement of the air filter, blowing out the condensate drains, checking the thermostat operation and general inspection of the unit condition with any noted deficiencies.

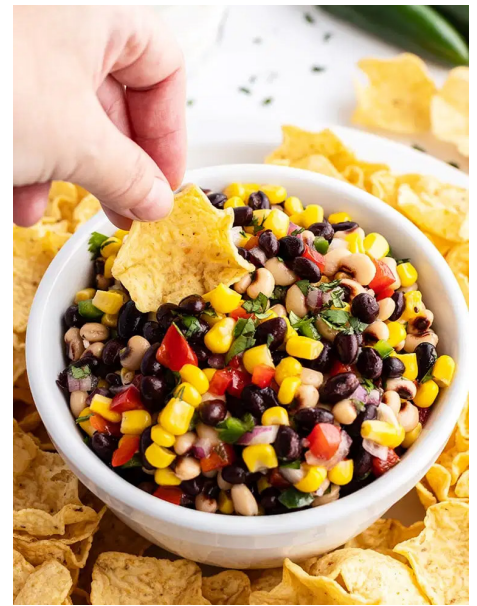


MAINTENANCE TIP

If you close your blinds/window treatment, this will help keep the direct sunlight out of your unit and reduce unwanted solar heat gain. By reducing your energy consumption, you will save money by reducing your FPL bill.

TEXAS CAVIAR

- 2 (15 ounce) cans black beans, rinsed and drained
- 2 (15 ounce) cans pinto beans, rinsed and drained
- 2 (15 ounce) cans white corn, rinsed and drained
- 1 (4 ounce) can chopped green chiles, undrained
- 1 jalapeno chile pepper, seeded and finely chopped (Optional)
- 1 red bell pepper - cored, seeded and finely chopped
- 1 green bell pepper - cored, seeded and finely chopped
- 1 small red onion, finely chopped
- 1 bunch cilantro leaves, finely chopped
- ½ cup rice vinegar
- ½ cup olive oil
- ⅓ cup white sugar
- ½ teaspoon garlic powder



Directions

Step 1: Mix the black beans, pinto beans, white corn, green chiles, jalapeno pepper, red and green bell peppers, red onion, and cilantro together in a large bowl.

Step 2: To make the dressing, stir the rice vinegar, olive oil, sugar, and garlic powder together in a pan. Bring to a boil, then remove from heat, and cool. Pour dressing over bean mixture, and toss to mix evenly.

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Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flash-flood deaths happen in cars.



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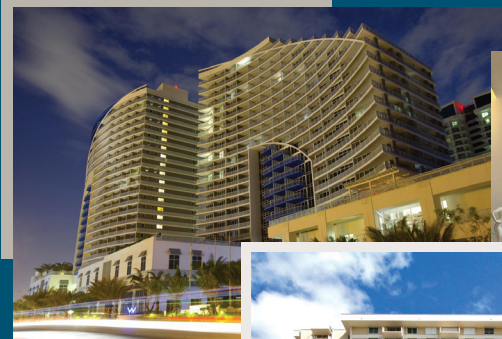
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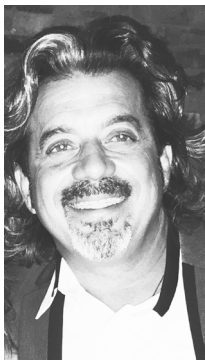
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