



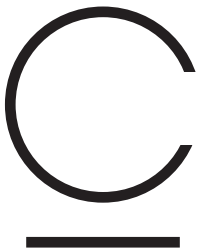
CENTRO

A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 5 Issue 3

March 2022

CENTRO DOWNTOWN
Condominium Association, Inc.
151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager ...Elena Louchpii, LCAM
manager@centrocondominium.com
Admin Asst... Lauren Gutierrez
admin@centrocondominium.com
Front Desk. Clancey Denis, Jr
Front Desk is available to residents 24/7
Frontdesk@centrocondominium.com
Packages are available to be picked up at
Amazon Hubs and/or Front Desk at any time.

ASSOCIATION OFFICERS

Pres. & Treas.... Shai Ben-Ami
Secretary..... Mandi Miranda
Director..... Anthony Elias

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

Mon - Fri.. 9:00 am - 5:00 pm
Temporarily working with "closed door" policy



BALCONIES

- Water is not to be swept off the balcony as it can fall to balconies below damaging and dirtying personal property. Please ensure you are cleaning your balcony properly so that no dirty water falls to balconies below. If you need a recommendation for a good window cleaning service please contact the Management Office at 305-440-0566
- Storage is not permitted on the balconies. They should be free of clutter at all times. Bicycles are not permitted to be stored on the balconies.
- Hammocks are permitted as long as they are on a frame. You may not attach a hammock to the wall or the partition.
- No articles such as linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the balconies.
- **Do not throw cigarettes butts or any items from the balconies. Not only can this be a hazard to people below but also causes damage to the property. This continues to be a problem at the property and violators will be subject to violation letters and possible fines.**



COMMON AREAS

The common areas and limited common areas shall be used only for the purpose for which they were intended and as provided for in the Declaration of Condominium, By-Laws and these Rules and Regulations.

No roller-skating, rollerblading, riding of scooter or bike is permitted anywhere in the common elements.

Please keep in mind, if you are found to be violating any of the above rules or any rules listed in the Rules and Regulations for Centro Downtown Condo, you will be cited with a violation. If you would like or need a copy of the Centro Downtown Condo Rules and Regulations, they can be found on the Condo website <https://centrodowntowncondo.connectresident.com>

Thank you in advance for your understanding and cooperation of the Centro Downtown Condo Rules and Regulations.

Please continue to be safe and practice social distancing as needed/required.

Pets/Service Animals/Emotional Support Animals:

- Pets/Emotional Support Animals must be leashed or carried at all times when traveling to and from the common areas within the community.
- Should the Pets/Emotional Support Animal have an "accident" on the common grounds, including elevators, lobby, and hallways the owner must clean up after the animal immediately. Please don't not ignore the area which in turn causes a great inconvenience to your neighbors.
- Additionally, please be courteous to your neighbors and toileting your Pet/Emotional Support Animal to the designated outdoor area provided. Please note, the designated area is the grassy area at the back of the building. Do not allow your Pet/Emotional Support Animal to relieve itself throughout loading dock area, on the lockers, valet area or at the entrance and its surroundings as it is becoming unsightly and the odor is unbearable at times. Any Unit Owner or Resident found to be walking their pets Animal not in route to the grassy area will be issued a fine – **let this serve as your first and final warning.**



Furthermore, the common hallway is not to be used as a relief station. Again, if your Pet/Emotional Support Animal has an accident, it is your responsibility and obligation to clean up after your Animal and advised the front desk, so that Housekeeping can immediately help with disinfecting and sanitizing the area. By allowing your Pet/Emotional Support Animal to relieve itself on the hallway carpeting not only are you creating a disservice to your neighbors, but you are also defacing and damaging the common areas of your own home. It is imperative that we maintain a clean, smell free property for all to enjoy.



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GET READY FOR



The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal
- Interest earned statements
- Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.

stellar
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Commissioner **Eileen Higgins**
District 5

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"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

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5 oz ginger beer
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DIRECTIONS

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