

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 9 Issue 6

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IMPORTANT NUMBERS

Main 305-945-6326

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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



BALCONIES

Dear Coastal Towers Residents,

We are noticing many residents have neglected to maintain the upkeep of balconies. We would like to remind residents that it is their responsibility to keep balconies cleared, neatly arranged, and clutter free. Failure to comply will result in fines being levied on the unit owners or renters.



1. The **only furniture allowed** on the balconies is **one table and two chairs**.
2. Balconies are to be kept clean and neat in appearance at all times.
3. Balconies are **not to be used** as storage areas for, but not limited to trash containers, storage bins, shelves, large plants, rugs, lights, clothes, antennas, large sofas, couches, or any other item(s).
4. Large plants and planters are to be kept inside of residences.
5. Any prohibited items must be **removed immediately**.

Please be advised that (regularly)we will be conducting balcony inspections.

Any balconies in violation will be subject to be fined in accordance to your lease agreement.

We appreciate your attention and cooperation in this matter. Thank you for taking pride in our community.

BALCONES

Estimados residentes de Coastal Towers,

Estamos notando que muchos residentes han descuidado mantener el mantenimiento de los balcones. Nos gustaría recordarles a los residentes que es su responsabilidad mantener los balcones despejados, ordenados y sin desorden. De lo contrario, se impondrán multas a los propietarios o inquilinos de la unidad.

1. **El único mobiliario permitido** en los balcones es **una mesa y dos sillas**.

Continued on page 2

Balconies (cont. from page 1)

2. Los balcones deben mantenerse limpios y ordenados en todo momento.
3. Los balcones **no se deben utilizar** como áreas de almacenamiento para, pero no se limitan a contenedores de basura, contenedores de almacenamiento, estantes, plantas grandes, alfombras, luces, ropa, antenas, sofás grandes o cualquier otro artículo(s).
4. Las plantas y macetas grandes se deben mantener dentro de las residencias.
5. Cualquier artículo prohibido debe ser **removido inmediatamente**.

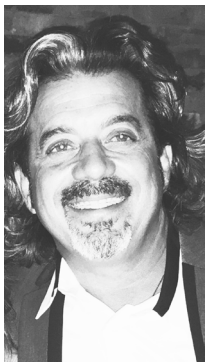
Tenga en cuenta que en (regularmente) realizaremos inspecciones de balcones.

Cualquier balcón en violación estará sujeto a una multa de acuerdo con su contrato de arrendamiento.

Agradecemos su atención y cooperación en este asunto. Gracias por enorgullecerse de nuestra comunidad.

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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 guests 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. Mon – Fri.
- 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 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.



Shuttle Routes

The City provides free Community Shuttle Service 7 days per week with three lines running simultaneously for the convenience of residents and visitors.

- **Orange Line #1** runs Monday to Sunday 8 am to 7:35 pm
- **Orange Line #2** runs Monday to Saturday 8 am to 7:50 pm
- **Blue Line** runs Monday to Friday 7:45 am to 3:50 pm

Mount Sinai Transportation Services

- The SIBshuttle is available for transportation to Mount Sinai Miami Beach. Service is available by appointment only.
- Appointments must be made by noon the prior weekday.
- Book an appointment online
- You may also make an appointment by calling 305.792.1706.

Things You Should Know

- Ride is FREE
- Be early
- Times are approximate due to traffic
- Install the SIBshuttle smartphone app to check shuttle’s current location and estimated time of arrival
- Call 305.741.0907 to check the estimated time of arrival for each line at any bus stop
- During school drop-off (7:30 – 8:45 am) and pick-up times (1:30 – 3:30 pm, except Wednesdays 1:30 – 2:30 pm), the northbound shuttle bus will not access Pelican Community Park (stop 17) through 181 Drive. Instead, the shuttle bus will stop at 181 Drive and Atlantic Boulevard (northbound).
- No tipping
- Children 12 & under are not allowed to ride without an adult
- No smoking, food or drinks
- No pets permitted on City Shuttle Buses except for service animals permitted under applicable law
- If you have any questions, ask the driver!
- Handicapped Services
- All SIBshuttle buses are handicap accessible, equipped with a lift for wheelchairs.

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. We appreciate your cooperation in this matter.

Trash Chutes

Please, be advised that you must throw your trash into the trash chute in a **resistant sealed plastic bag**. The recycles must be placed neatly into the recycle bins. We will be reviewing video and will issue a **\$100 per violation** charges against those residents that are deliberately throwing trash on the floor. **DO NOT LEAVE ANY TRASH BAGS ON THE FLOOR OF THE TRASH ROOM.** Why would you want our cleaning staff to endure cleaning your mess? They work very hard to keep our building clean and neat. Isn’t that the way you want to see the building?. Please, don’t make their jobs harder than they already are. **DO NOT LEAVE ANY UNWANTED ITEMS IN THE COMMON AREAS OF ANY FLOOR BY THE SERVICE ELEVATOR.** Let’s all collaborate to keep the building clean and tidy.



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

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.



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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



Bell 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.



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ATTENTION RESIDENTS

Be advised of the following rules and regulations of our condo association.

BICYCLES: Bicycles may be stored in the bicycle storage room. Each unit may gain access only by requesting the key from the lobby concierge. Bicycles must be transported through the service entrance and corridor and on the service elevator. They are not permitted in the lobby and may not be stored on the common elements or limited common elements. All bicycles must display an identification label attached to the crossbar.

PACKAGES: All packages must be addressed to registered owners and residents. The maximum dimensions of any package(s) **cannot exceed 36"x 36" and the weight cannot exceed 30 pounds.** Both first name and last name and unit / apartment number must match the name of the registered Resident. Please note that packages not addressed to registered Residents will be returned to sender. Packages that

exceed the minimum required dimensions or weight will not be accepted by the concierge staff / security. The package will be denied. Packages may only be picked up by the registered owner / resident or pre-approved designee.

GARBAGE DISPOSAL: All garbage must be placed in a plastic bag and secured before being thrown down the trash chute or into the dumpster. Garbage must not be left on the trash room floors. Any spilled liquids or garbage must be cleaned up. Cardboard boxes and/or large pieces of cardboard should be broken down and flattened placed in the trash room or placed in the **YELLOW LID RECYCLE CONTAINER** located in the loading dock area. Coastal Towers Condo Association is in compliance with Miami Dade county recycling regulations. Newspapers, glass, metal cans and plastics must be disposed of separately. You may place items in a garbage bag or in the 6 yarder container that is located in the loading dock area.

BULK GARBAGE: Bulk items are not to be left in the loading dock area or in the maintenance corridors of the building. Do not place discarded items in the loading dock area such as **OLD WATER HEATERS, OLD DISHWASHERS, OLD MATTRESSES, OLD DRESSERS, OLD FURNITURE.** It is against Miami Dade County regulations to discard any construction material into the garbage containers. Be advised that there are cameras located in the loading dock area. Any resident or construction worker caught throwing any material that is banned or left in the loading dock area will be fined accordingly.

STORAGE AREAS: All storage areas will be cleaned on a monthly basis. Any items that are not properly secured within the storage areas will be discarded. All storage areas must keep the walk areas free and clear of any debris and items.

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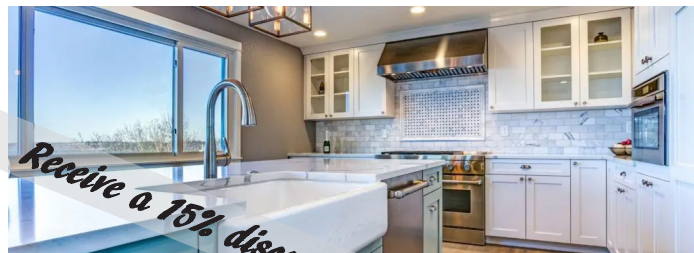
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