



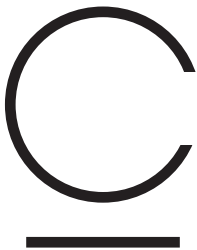
# CENTRO

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

Volume 5 Issue 4

April 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](mailto: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*



## PREVENTIVE MAINTENANCE Inside Your Unit Prevents Leaks

As the building ages, it is important for you to conduct preventive maintenance to the equipment inside your unit to prevent leaks that could cause damages to your unit and your neighbor's units. Please see below the most common cause of leaks in our community:

*A medida que el edificio envejece, es importante llevar a cabo el mantenimiento preventivo del equipo dentro de su unidad para evitar fugas que podrían causar daños a su unidad y a las unidades de sus vecinos. Por favor, vea a continuación la causa más común de fugas en nuestra comunidad:*

- **Toilet flappers** – Please contact the management office if your toilet flapper is leaking. Our maintenance staff will have it replaced. Assist us in saving water and reducing the utility bills
- **Los flotantes del inodoro** – *por favor, póngase en contacto con la oficina de administración si su flotante de su inodoro tiene pérdidas de agua. Nuestro personal de mantenimiento lo tendrá reemplazado. Por favor, ayudenos a ahorrar agua y reducir las facturas de servicios públicos*
- **Toilet Connections** – Please have a licensed plumbing company inspect all the connections to your toilet to avoid any leaks
- **Conexiones de inodoro**- *por favor, contacte a una empresa de fontanería con licencia para inspeccionar todas las conexiones a su inodoro para evitar cualquier fuga*



We appreciate your cooperation and assistance.  
*Agradecemos su cooperación y asistencia.*

# 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.**



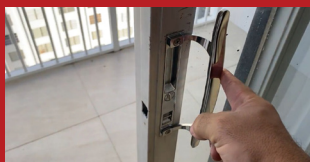
📞 305-345-9230 | 786-253-7884

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## Peanut Butter Easter Eggs

- 1 (16 ounce) package confectioners' sugar
- 1 cup creamy peanut butter
- ¼ cup butter
- 1 tablespoon milk
- 8 (1 ounce) squares semi-sweet chocolate
- 1 tablespoon shortening

1. In a mixing bowl, combine confectioners' sugar, peanut butter, butter and milk (if needed for moisture) until blended. Shape mixture into two 1/2 pound eggs or make a bunch of smaller eggs. Freeze eggs for 1 hour.
2. While the eggs are freezing, cut semi-sweet chocolate into small pieces and place in top of double boiler with shortening. Melt over medium heat, stirring frequently until smooth. Stick a long-tined fork in top of each peanut butter egg, dip it in melted chocolate to cover then drain on waxed paper. When the eggs are cooled and set, decorate the eggs to suit your fancy.



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**PALM BEACH (561) 404-3069**

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**WAS YOUR CLAIM DENIED OR UNDERPAID?**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT. License #PT13524



Commissioner  
**Eileen Higgins**  
District 5

### WE ARE HERE TO SERVE YOU

*"My office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

*- Commissioner Eileen Higgins*



### CONTACT MY OFFICE - FOLLOW US

305-375-5924  
District5@miamidade.gov

@CommishEileen

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)

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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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**GOOD BOY**  
V O D K A

**GOOD BOY**  
mule

**INGREDIENTS**

- 2 oz Good Boy Vodka
- 5 oz ginger beer
- 0.5 oz lime juice

**DIRECTIONS**

Combine vodka and ginger beer in a copper mug or highball glass filled with ice. Add lime juice. Stir gently and garnish with a lime slice.

**GOOD BOY**  
V O D K A

Facebook, Instagram, [goodboyvodka.com](http://goodboyvodka.com)

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