



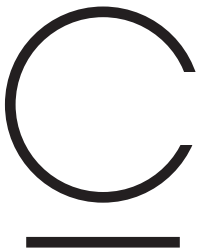
# CENTRO

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

Volume 5 Issue 5

May 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*



## Hurricane Season Begins June 1 - Be Prepared

### Hurricane Procedures

We have composed an outline of hurricane procedures for Centro Downtown and how they will impact you. It is critical to have your plan and supplies in place far in advance so when a storm does hit you are prepared. We recommend that you stock up on food items,



water, flashlights, battery powered radio, first aid kit and any prescription medications you need as to avoid the rush at the stores.

Management will mass email periodic updates to all owners and let you know of current conditions or when services have been restored. **Please make sure that management has an updated email address for you.**

All residents are encouraged to develop a personal disaster preparedness plan before an emergency strike. The following internet links can aid you in further preparations:

<http://www.nhc.noaa.gov>

<http://www.fema.gov>

<https://www.floridadisaster.org/planprepare/hurricane-supply-checklist/>

Please be advised that at the time a Hurricane Watch is issued, onsite staff will begin to secure the building and common areas. Before sustained winds reach dangerous levels and the hurricane becomes an imminent threat, the essential personnel will shut down the property's equipment such as the elevators, HVAC equipment and domestic water pumps. This will assure your systems will be operational after weather conditions return to normal and power has been restored.

### PLAN AHEAD

**Please check your balcony door latch and make sure it is functioning correctly before the storm. If your latch doesn't lock please contact the front desk so maintenance can look at it and advise you what the issue is.**

### AIR CONDITIONING:

If the cooling towers are shut down in case of a hurricane, it is recommended that you keep fans to use if you plan to stay in your unit. Once the air conditioning is shut down, the hallways will get very hot. The hot hallways COULD set off the

*Continued on page 2*

**Hurricane** (cont. from page 1)

smoke detectors. You might occasionally hear the alarms due to this condition. An announcement will be made in the event there is a false alarm. You may hear the alarm for a few minutes before the front desk can silence it. in the event there is a loss of electricity please plan accordingly as that will mean no lights or AC in your unit as the emergency generator only powers some common area lights and 1 elevator per tower.

**BALCONIES:**

Remove all furniture, potted plants and anything affixed to the walls during a hurricane watch and subsequent hurricane. If you are not going to be in your residence you will need to make arrangements to get everything off your balcony (this cannot be done by staff). If you fail to remove items from your balcony any damage caused by your flying personal property can result in YOU being held responsible for the cost to repair damages to property or personal injury of others.

**DELIVERIES:**

Once we are in a hurricane “WATCH” you should re-schedule any deliveries with Management and your vendor. Once

we are in a hurricane “WARNING” all delivery trucks will be turned away.

**ELECTRICITY:**

In the event power is lost, the common area hallway, stairwell, and lobby lights as well as one elevator per tower will function as they are backed up by the emergency generator. There will be no electricity inside your unit.

**ELEVATORS:**

All passenger elevators will be shut down once the evacuation has been mandated. One elevator will be left running. However, once the building loses electricity, the emergency generator will run the elevator, **ONLY FOR AS LONG AS FUEL PERMITS**. In the event of a mandatory evacuation all elevators will be shut down for safety issues and the stairs will need to be used.

**EMERGENCY SERVICES:**

Emergency services in the event of a storm most probably will not be available in a timely fashion, if at all due to impassable roadways and they prioritize the most in need first. If you have a medical condition that could warrant a need for emergency services, you should plan accordingly.

**EVACUATION:**

We are on the attached map in the evacuation zone B because we are on the water. Complete all storm preparations and follow local emergency management official’s advice about evacuating dangerous or low-lying areas.

**HURRICANE “WATCH”**

This is when conditions are possible in the specified area, and can affect more than 100 miles of coastline. Evacuation zones are identified by the likelihood of being flooded by this rising water.

**HURRICANE “WARNING”**

This is when hurricane conditions are expected in the specified area of the warning within 24 hours of landfall. Complete all storm preparation and immediately follow local emergency management official’s advice about evacuating dangerous or low-lying locations.

**INSURANCE:**

Pictures and videos of the contents to your unit are crucial if you need to put in a claim to your insurance company. Also, copies of warranty booklets with model and serial numbers of your personal property should be kept with the pictures. If you are leaving your unit, it is advisable to take copies of your pictures and policies with you. in the event your local

*Continued on page 3*

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**Hurricane** (cont. from page 2)

agent is not available make sure you have the contact information for the corporate headquarters.

**PETS:**

Please make sure to make advanced arrangements for your pets and find a pet friendly shelter. The application for Miami Dade pet friendly shelters is attached.

**POOL**

The pool furniture will be stored during a hurricane WATCH. If you plan on using the pool area, we apologize for the inconvenience of not having chairs on the pool deck. The pool will be chlorinated during the hurricane WATCH and will remain out of commission for most likely 48 hours.

**RETURNING TO THE PROPERTY:**

Please be patient; officials' priority is public safety. Listen to the local news media for possible road closures and curfews. A reoccupation order can take hours, days or even weeks depending on the severity of the damage to the roads, bridges and buildings. After the order for reoccupation order is issued, you will have to provide proof of residency (driver's license or utility bill with current Miami address) to toad block officials to re-enter Miami. This is to protect your home and or business from unwelcome visitors.

**SHELTER FOR EVACUATION:**

The American Red Cross in coordination with other agencies operate shelters for evacuees at mainland schools and other facilities as deemed necessary during an evacuation. **The locations are not pre-determined.**

The public shelters are far from comfortable. **You must bring a bed roll, pillow, food for at least 3 meals, flash lights, toilet paper, personal**

**hygiene products, diapers and water for each person in your family.**

**STAFF:**

Our staff will be only available for a brief amount of time to secure the building when a hurricane WATCH is issued. When we are in a hurricane WARNING, all staff except a skeleton crew will remain at the property.

**TRASH:**

The trash compactor will **not be** operating once the electricity goes out. Therefore, please plan on depositing your trash before we go into a hurricane WARNING.

**VALET SERVICE:**

If you have keys to your car at the valet booth, you will need to get them once we are in the hurricane WATCH. Failure to retrieve your keys will result in them being locked up for the duration of the storm and you will be unable to retrieve them until the building is back in full operation.

**SHELTERS:**

The American Red Cross in coordination with other agencies operate shelters

for evacuees at mainland schools and other facilities as deemed necessary during an evacuation. The locations are not pre-determined.

**IMPORTANT RESOURCES**

Department of Emergency Management & Homeland Security  
9300 NW 41<sup>ST</sup> St.  
Miami, FL 33178

**Department phone number**

305-468-5400

**Answer center \*311**

**Email eoc@miamidade.gov**

**Emergency Evacuation Assistance**

eap@miamidade.gov

**American Red Cross 305-644-1200**

**FPL 1-800-4-OUTAGE**

**FEMA 1-800-462-7585**

**Thank you, Management**



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**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

**SMALL BUSINESS SUPPORT**  
 Learn about District 5's new small business initiative at [elevatedistrict5.com](http://elevatedistrict5.com)

**FERTILIZER AWARENESS**  
 The use of fertilizer is prohibited from May 15 - October 31.  
 Learn more at [miamidade.gov/fertilizer](http://miamidade.gov/fertilizer)

**STAY INFORMED**  
 Sign up for the District 5 newsletter by emailing [district5@miamidade.gov](mailto:district5@miamidade.gov).

305-375-5924    [www.miamidade.gov/district05](http://www.miamidade.gov/district05)    @CommishEileen

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