



DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 20 Issue 10

June 2022

Delvista Towers Condominium Association

20225 NE 34th Court
Aventura, Florida 33180

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OFFICE HOURS

Monday-Friday
9:00 AM - 5:00 PM



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MESSAGE FROM THE BOARD

Dear Delvista Residents,

Happy June! The first official Summer month is finally upon us. June is a month when families gather for reunions, picnics. There's many projects we, the board, are working on -- all for the betterment of our community.



- **Budget 2022-2023:** The board adopted the budget with a 7.26% increase, which is well below the average Aventura condominium budget (some condominiums are seeing 20-40% increases). This is a testament to this board's intention to be conservative while maintaining a great level of service.
- **40 Year Certification:** We are finalizing the negotiations with the company that will perform this important certification. Once it's approved, we will notify you all. Rest assured, we are doing our due diligence to ensure our community's interests are number one priority.
- **Elevators:** Great news! We have signed a proposal for the elevator renovation cabs for both towers. Replacement will take place over the span of several months. They will look beautiful!
- **Renovations: IMPORTANT REMINDER** -- We must be mindful of each other and take care of our floors, walls, structures. Please be sure to follow the rules and regulations regarding all construction work done inside units. A contractor who fails to follow these rules, will not have access to Delvista to perform any work here. Construction work is only permitted Monday – Friday from 9 am to 4 pm and Saturday from 9 am to 1 pm. No construction worker will be permitted to stay on property past 4 pm. **CONTRACTORS ARE PROHIBITED** from dumping any trash through the garbage chute. Any items found in the trash chute and identified as belonging to a resident, will carry a \$100 fine.
- **Pool Furniture:** We are evaluating bids to replace the pool furniture. Even better, the board is also in the process of checking on a permanent BBQ area, which will allow BBQ regularly and not only on Sundays!
- **Laundry Machines:** Washers and dryers will be replaced towards the end of July, beginning of August. Additionally, all laundry rooms are in the process of being painted, replacing new fixtures and placing new signs. Please do your part: **Keep the new laundry areas clean. Be a good neighbor!**

Enjoy and Soak Up the Summer Sun!

Sincerely, The Delvista Board

Hurricane Season is Here. Are you prepared?

HURRICANE WATCHES AND WARNINGS

Each year, from June 1 through Nov. 30, an average of six hurricanes form in the Atlantic Ocean, Gulf of Mexico and the Caribbean Sea combined. Hurricanes are one of nature's most powerful forces that turn warm ocean water into powerful winds capable of mass destruction. Heavy rain also accompanies hurricanes and is not only a threat to coastal areas, but to areas hundreds of miles inland as well. In some cases, flooding occurs days after the storm actually goes ashore. Hurricanes also bring winds in excess of 74 mph, storm surge and tornadoes. It's critical to be aware of the dangers associated with hurricanes and their

somewhat weaker counterparts, tropical storms, and to learn how you can reduce the loss of life and property if you're prone to these powerful forces. The links below and in the navigation above take you to more detailed information.

DURING A HURRICANE WATCH

- Listen to a battery-operated radio or TV for hurricane progress reports.
- Check emergency supplies.
- Fuel car.
- Bring in outdoor and anchor objects that cannot be brought inside.
- Secure buildings by closing and boarding up windows.
- Turn fridge & freezer to coldest

settings. Open only when necessary.

- Store drinking water in clean bathtubs, jugs, and bottles.
- Review evacuation plan.
- Moor boat securely or move it to a designated safe place.

DURING A HURRICANE WARNING

- Listen constantly to radio or TV for official instructions.
- Store valuables and personal papers in a waterproof container.
- Avoid elevators.

If at home:

- Stay inside, away from windows, skylights, and glass doors.
- Keep a supply of flashlights and extra batteries handy. Avoid open flames as a source of light.
- If power is lost, turn off major appliances to reduce power "surge" when electricity is restored.

If officials indicate evacuation is necessary:

- Leave as soon as possible. Avoid flooded roads and watch for washed-out bridges.
- Secure your home by unplugging appliances and turning off electricity and the main water valve.
- Tell someone outside of the storm area where you are going.
- If time permits, and you live in an identified surge zone, elevate furniture to protect it from flooding or better yet, move it to a higher floor.
- Bring pre-assembled emergency supplies and warm protective clothing.
- Take blankets and sleeping bags to shelter.
- Lock up home and leave.



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Black Bean and Corn Salad

Ingredients

- ½ cup olive oil
- ½ cup fresh lime juice
- 1 clove garlic, minced
- 1 teaspoon salt
- ¼ teaspoon cayenne pepper
- 2 (15 ounce) cans black beans, rinsed and drained
- 1 ½ cups frozen corn kernels
- 1 avocado - and diced
- 1 red bell pepper, chopped
- 2 tomatoes, chopped
- 6 green onions, thinly sliced
- ½ cup chopped fresh cilantro

Directions

Place olive oil, lime juice, garlic, salt, and cayenne pepper in a small jar. Close the lid tightly and shake the jar until the dressing is well combined. Combine in a salad bowl beans, corn, avocado, bell pepper, tomatoes, green onions, and cilantro. Shake dressing again, pour over salad, and toss to coat.



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About Hard Truth Toasted Coconut Rum: Hard Truth Toasted Coconut Rum pairs our classic white rum with the deep, rich flavor of house-toasted flaked coconut, cane sugar, and natural sea salt for a balanced and versatile spirit that is delightful to drink on its own, or as the featured spirit in an island-inspired cocktail.

Toasted Coconut Rum Lemon Shake Up: Easy to make with simple ingredients, this lightly sweet, refreshing cocktail a cocktail could not be more satisfying on a sunny day. Lemon, sugar, ice and water are the only companions toasted coconut rum needs to be the perfect summer cocktail.

TOASTED COCONUT RUM LEMON SHAKE-UP INGREDIENTS:

- 2 oz. Hard Truth Toasted Coconut Rum
- 6 oz. Cold water
- 1 Tbs. Granulated sugar
- Juice of one lemon, plus half the lemon itself

CRAFT:

1. Add Hard Truth Toasted Coconut Rum, lemon juice, half-lemon, water, and sugar to pint glass, then top with ice.
2. Cover with bar shaker, making sure the two fit snugly together, then shake to incorporate all ingredients.
3. Remove the bar shaker, and serve with a straw.



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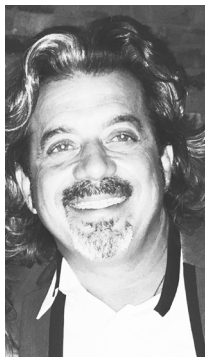
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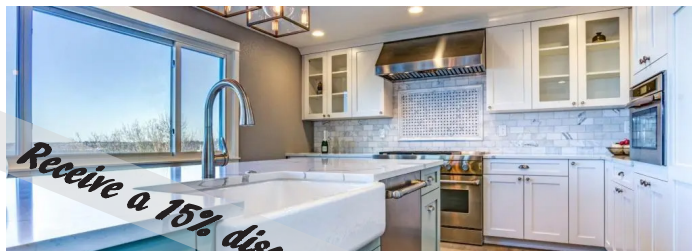
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