



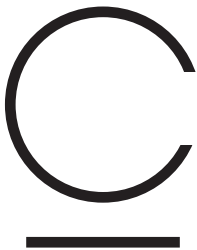
CENTRO

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

Volume 5 Issue 7

July 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



ELEVATOR EMERGENCY PROCEDURES IF YOU ARE STUCK IN AN ELEVATOR:

- Stay calm. Do not attempt to leave the car unless directed by trained personnel.
- Use the emergency call button (or phone, if available) and wait for trained professionals. Advise which elevator you are stuck in by looking at the elevator certificate.
- Don't extend a hand or anything else to stop a closing door. Not all elevator doors will reopen, and your arm could get caught between two heavy sets of moving doors.
- Never attempt to climb out of an elevator. The elevator has a plentiful air supply and trained responders will assist in getting you out.

To help someone stuck in an elevator:

- Call your local Fire Department and if the elevator is not responding to the recall bottom call the elevator company for further assistance.
- Establish communications with the passengers inside the car either by using the elevator's telephone, the call bottom or by simply calling through the doors. Remember your call bottom or elevator telephone must be mandated 24hrs. As a security measure make sure to keep a copy of the elevator certificate in the manager's office or/and in the front desk.
- Find out how many passengers are in the elevator.
- Maintain constant communication with the passengers. Reassure them that the elevator is usually a secure place and that steps are being taken to remove them from the elevator.
- Find out if anyone is injured or ill. If so, notify the Fire Department Dispatcher to get emergency medical personnel on the scene immediately.
- Tell those inside the car to stand clear of the doors and preferably have them sit down for their own comfort and in case the elevator suddenly restarts.
- Remember, for everyone's safety, an experienced elevator technician should rescue the passengers.
- If the doors don't open when the elevator stops, ring the alarm button and wait.
- Never force the doors open or try to exit. Attempting to force the doors open is dangerous because the elevator could resume travel without warning and seriously injure someone. For some it will be difficult to wait but alternatives are much worse. The inside of the elevator is the safest place. The elevator shaft is a dangerous area and is not designed for people. Only trained specialists know how to safely remove passengers or restart the elevator.
- Please be advised that Florida law requires that the owner submit "Elevator Owners Accident Report" in the event of an elevator accident. Failure to do so within 5 days of the accident could result in a fine of up to \$1,000.

HOUSEKEEPERS RULES AND REGULATIONS

1. All housekeepers must be registered by the Owner or Resident of the unit as an authorized contractor for the cleaning of their unit.
2. Owners and residents are responsible for the actions and conduct of their housekeepers.
3. Housekeepers must check in at the Front Desk every time they enter the building.
4. All cleaning products must be transporter in leak proof containers.
5. **Absolutely No throwing of water, cleaning solutions, or sweeping over the balcony. Individuals caught throwing objects or fluids off the balconies may be arrested and prosecuted by the law.**
6. Garbage and trash must be placed in tied plastic bags and placed in the trash chute.
7. Recyclables (i.e., card boxes, cleaning products, pizza boxes, plastic & glass bottles, must be placed in chute. Large boxes must be taken downstairs to the trash area.
8. Make sure watering of plants do not leak off the balcony floor and spill over to the floors below.
9. No sweeping any dust or debris from inside the unit into the hallways.
10. No items or equipment (i.e., cleaning supplies, brooms, boxes, trash, etc.,) must be left unattended at any time on any portion of the common hallways, or behind doors in the stairwells.
11. No storage is permitted in the balconies, or inside the AC unit closet.
12. No eggshells, bones, seeds of any kind, cooking grease or any finely crushed materials such as coffee grounds should be put in the unit's garbage disposal.
13. Sanitary napkins, diapers, cooking grease or other foreign matter is not to be disposed of in toilets.

Failure to comply with aforementioned Centro Downtown and Regulations will result in the housekeeper's inability to come back to work at the Centro Downtown in the future. Additionally, owners will be fined for the actions and or violation of the Rules by their housekeepers.



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1. *Todas las amas de casa deben estar registradas por el propietario o residente de la unidad como un contratista autorizado para la limpieza de su unidad.*
2. *Los propietarios y residentes son responsables de las acciones y la conducta de sus amas de casa.*
3. *Las amas de casa deben registrarse en la Front Desk cada vez que entran en el edificio.*
4. *Todos los productos de limpieza tienen que transportarse en envases a prueba de fugas.*
5. *Absolutamente no se permite lanzamiento de agua, de soluciones de limpieza, o barrer hacia afuera por*

Pase a la página 3


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Reglas (viene de la pagina 2)

- el balcón. Las personas capturadas lanzando objetos o líquidos de los balcones pueden ser detenidos y procesados por la ley.*
6. *La basura tiene que ser colocados en bolsas de plástico atadas y se colocan dentro del (trash chute) en el conducto de la basura.*
 7. *Los materiales reciclables pequeños deben ir adentro del trash chute. (es decir, cajas de cartón, productos de limpieza, cajas de pizza, plástico y botellas de vidrio). Si es muy grande porfavor bajarlo a el cuarto de basura.*
 8. *Asegúrese de que al riego de las plantas no se escapa agua del balcón extendiéndose a los pisos inferiores.*
 9. *No barrer el polvo o residuos del interior de la unidad en los pasillos.*
 10. *No se puede dejar productos o equipos (es decir, artículos de limpieza, escobas, cajas, basura, etc.) en ningún momento en cualquier parte de los pasillos comunes, o detrás de las puertas en las escaleras.*
 11. *No está permitido almacenamiento en los balcones, o dentro de la unidad del closet del aire acondicionado.*
 12. *No se puede tirar cáscaras de huevo, huesos, semillas de cualquier tipo, grasa de cocina o cualquier material finamente trituradas tales como posos de café en la trituradora del fregadero de basura de la unidad.*
 13. *Las compresas higiénicas, pañales, grasa de cocina u otras materias extrañas no ha de ser eliminados en los inodoros.*

El incumplimiento de las citadas Normas y Reglamentos de Centro Downtown dará lugar a que no se le permita a la ama de llaves volver a trabajar en el Centro Downtown en el futuro. Además, los propietarios serán multados por las acciones y o violación de las normas violadas por las amas de casa.

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- Commissioner Eileen Higgins



SMALL BUSINESS SUPPORT
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FERTILIZER AWARENESS
The use of fertilizer is prohibited from May 15 - October 31.
Learn more at miamidade.gov/fertilizer

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305-375-5924 www.miamidade.gov/district05 @CommishEileen

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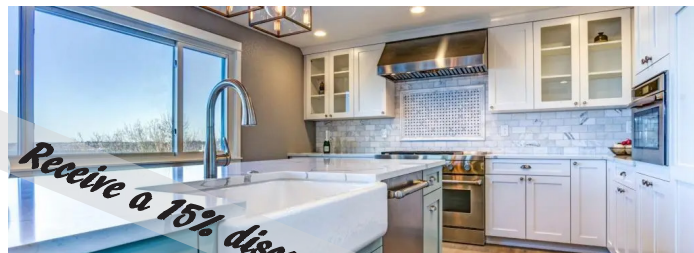
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