

# THE VOICE OF CORONADO



Volume 8 Issue 6

A Monthly Newsletter for the Residents of Coronado Condominium

July 2022

## Coronado Condominium Association, Inc

20301 W Country Club Drive  
Aventura, Florida 33180

### ASSOCIATION OFFICERS

**President** ..... Robert Longworth  
**Vice Pres.** ..... Scheila Salgado  
**Treasurer** ..... Selenia Mena Mora  
**Secretary** ..... Danitza Mayta  
**Director** ..... Bernard Kyle  
**Director** ..... George Levien  
**Director** ..... Nathan Sinai  
**Director** ..... Shlomo Avganim  
**Director** ..... Joanne Orizal

### PROPERTY STAFF

**Managed By:** AKAM

**Manager** ..... Jose Guzman, LCAM  
**Asst. Manager** ..... Maria Toro  
**Admin. Asst** ..... Maricruz Leon  
**Maintenance Sup.** ... Jose Abreu

### IMPORTANT NUMBERS

**Main** ..... 305-931-5900  
**Fax** ..... 305-931-5902  
**Security** ..... 305-466-6182  
**Cust. Svc.** ..... 954-695-9200

### OFFICE HOURS

**Mon- Fri** ..... 9am-5:00pm



## Coronado Community Updates:

### NO VANDALISM

Vandalism is a community issue. We want to maintain a decent and peaceful community. Please report any type of vandalism to security immediately, call 305-466 6182 or email [emscoronadosupervisor@gmail.com](mailto:emscoronadosupervisor@gmail.com) or [manager@coronadocondofl.com](mailto:manager@coronadocondofl.com)

Any person vandalizing association property commits an offense under the Bylaws and can expect to receive a fine up to \$1,000.00.



### BULK TRUSH DAY IS ONLY EVERY LAST THURSDAY OF EACH MONTH:

The association has been providing for free bulk pick-up service once a month, **last Thursday of every month**. This means that bulk items should be brought to the trash room area **only the night before, so it means on Wednesday night** and not any day as we have seen in the past days.

Please be aware that if residents do not show compliance to this rule, the association will terminate this free service, and disposal and transportation will be the responsibility of every resident as bulk items will not be permitted anymore in the trash area and violations will be fined \$100.

### SPEED LIMIT - 5 MPH - DRIVE WITH CAUTION

Vehicles may not exceed the speed of five miles per hour when on the Condominium Property, especially in the parking areas:



### UNITS BEING RENOVATED WITHOUT PROPER AUTHORIZATION:

We are finding out a few unit owners who are renovating their units without proper authorization. Let us remind everyone that all work done on a unit has to be done with proper authorization by contractors who are licensed and bonded, and who have properly secured permits from the City of Aventura. If you are caught up bringing contractors who are doing work without following the rules, building regulations, and without proper permits, we will immediately call the City of Aventura Building Department and you will be forced to cease all work. As a consequence, you will be fined by our Association and you will be fined by the City of Aventura. Attached is the City of Aventura regulations

*Continued on page 2*

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

concerning renovations and when a permit is required. Please, read it and if you have any questions contact the City of Aventura Building Department directly.

Please keep in mind that to make Coronado Condominium a great and safe place to live, we must all be mindful of each other and follow our rules and regulations.

On behalf of the Board of Directors and AKAM Management.

**HELPFUL BUILDING PERMIT INFORMATION FOR CONDOMINIUM ASSOCIATIONS IN AVENTURA:**

This information is provided to help association members of Aventura and



managers properly advise your residents about building permits requirements.

**When are permits required?**

- Work modifying and replacing a building’s existing structure/layout in any way;
- Flooring;
- Any electrical work, including installation of ceiling fans;
- Replacement of an air conditioner unit;
- Installation of a water heater;
- Changing a toilet or a sink fixture;
- Kitchen Cabinets, which required the reinstallation of plumbing fixtures and/or electrical outlets or which changes the configuration of the existing kitchen;
- General maintenance and repairs exceeding \$500 in labor and materials.

Note: Where repairs must be performed in an emergency, the permit application shall be submitted to the Building

*Continued on page 3*

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

Division within the next business working day.

A permit ensures the consumer that the work is being done properly and with the appropriate materials. Licensed contractors, who are registered in the City of Aventura, are required to obtain the above cited permits.

**What documentation is required?**

- Complete building permit application including notarized signatures of the owner and qualifier;
- Two (2) sets of documents depicting the work to be performed. If documents are drawings, they must be drawn to scale and may be required to be signed and sealed by an architect/engineer;
- For flooring, include information on the soundproofing rating of material to be used, including documentation substantiating the soundproofing values;
- Two (2) sets of calculations and two (2) sets of Product Approvals (NOA) for windows, exterior doors, shutters and skylights;
- Letter from condominium association approving work being done.

Please contact our Building Division at 305 466 8937 if you have any questions





PATRICKJAIMEZ PA

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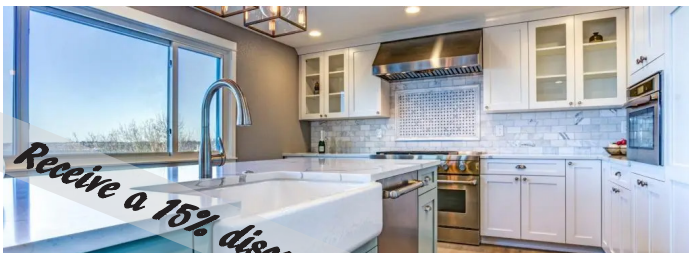
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