



CENTRO

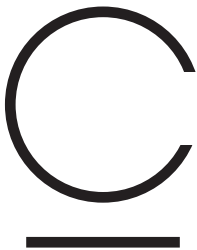
A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.

Volume 5 Issue 8

August 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



We have seen an abundance of unregistered guests in our building. We have also seen postings on websites, such as AirBnB, for units or rooms within units at Centro Downtown Condominium Association.

Please be reminded that as per our Condominium Rules and Regulations this is strictly prohibited. The Association reserves the right to enforce the rules with violations which can have up to a \$1,000 fine.

Our management is currently and diligently investigating such postings to ensure certain residents or tenants are not participating in sub-rentals. **There will be no exceptions made to any participants breaking these rules. We will also turn away any guests arriving to our property attempting to check in to an AirBnB, but not before seeing/receiving the confirmation from the guests themselves.**

The only way a unit in our building is to be leased is through the approval of our association and with a contract having a time frame of a minimum of 30 days, up to 12 times per year. This rule/regulation is in place to protect the security and privacy of our residents. Having an AirBnB guest is not secure and bring serious consequences to your safety.

Please let this message serve as a reminder and if you have any questions, please feel free to contact our management office.

Hemos visto una abundancia de huéspedes no registrados en nuestro edificio. También hemos visto publicaciones en sitios web, como AirBnB, para unidades o habitaciones dentro de las unidades Centro Downtown Condominium Association. Por favor, recuerde que, según nuestras reglas y regulaciones del condominio, esto está estrictamente prohibido. La asociación se reserva el derecho de hacer cumplir las normas con violaciones que pueden tener hasta una multa de \$1,000.

Pase a la página 2

No Airbnb (viene de la pagina 1)

Nuestra administración es actualmente y diligentemente investigando tales publicaciones para asegurarse de que ciertos residentes o los inquilinos no están participando en sub-Rentals. No se harán excepciones a los participantes que infringiendo estas reglas. También rechazaremos la entrada al edificio a todos los huéspedes que lleguen a nuestra propiedad intentando facturar a un AirBnB, pero no antes de ver/recibir la confirmación de los propios huéspedes.

La única forma en que una unidad de nuestro edificio es ser arrendada es a través de la aprobación de nuestra asociación y con un contrato que tiene un plazo de un mínimo de 30 días, hasta 12 veces al año.

Esta regla/regulación está en su lugar para proteger la seguridad y la privacidad de nuestros residentes. Tener un huésped de AirBnB no es seguro y traer serias consecuencias a su seguridad.

Por favor, use este mensaje como un recordatorio y si usted tiene alguna pregunta, por favor no dude en ponerse en contacto con nuestra oficina de administración.

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"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



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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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GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company. To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.

Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.



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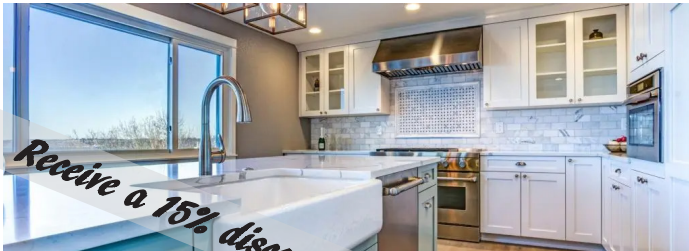
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