



THE WILSHIRE NEWSLETTER

A MONTHLY NEWSLETTER FOR THE WILSHIRE RESIDENTS

Volume 11 Issue 11 August 2022



Condominium Association Inc.
1250 NE Miami Gardens Drive
Miami, Florida 33179
TheWilshireCondo1250@gmail.com
Community Website:
www.wilshireresidents.com



ASSOCIATION OFFICERS

President..... Clara Schuster
Vice President Rosal Vidal
Treasurer Daniel Lopez
Secretary..... Cristina Gehami
Director Ana Lucia Delgadillo
Director Amanda Cardenas
Director David Zuckerman

PROPERTY STAFF

Manager Michael Louimeus
Asst. Manager Gianmary Fazio
Maintenance Charles Laguerre
Maintenance Jesus Pereda
Janitor Nilo Remedios
Janitor Ramiro Gonzalez

IMPORTANT NUMBERS

Main 305-947-1418
305-947-1415
Security 786-238-5249
Security Hours..... M-F: 6PM - 7AM
Sat-Sun: 24 Hours
Fax 305-940-6534

OFFICE HOURS

Mon.- Fri. 8:00 am - 5:00 pm

Welcome to the New Wilshire Manager

My name is Michael Louimeus,

As a professional with five years of strong valuable experience, I welcome this opportunity. I am recognized for my ability to be kind and listening to others, as well as my ability to motivate teams to achieve results beyond expectations. I have been congratulated for my unwavering integrity and tenacious work ethic.



I approach each day with passion, inspiration, and enthusiasm and constantly applying my proven expertise to meet and exceed expectations. As you will see, I am dedicated and proud to partner with the Wilshire BOD & management team. I look forward to being there for all of Wilshire residents.

.....
Como profesional con cinco años de experiencia, acojo con satisfacción esta oportunidad. Me reconocen por mi habilidad de ser amables y escuchar a otros, así como mi capacidad de motivar equipos para lograr resultados más allá de las expectativas. He sido felicitado por mi integridad inquebrantable y por la ética laboral tenaz.

.....
Me acerco cada día con pasión, inspiración y entusiasmo. Seguiré aplicando mi experiencia demostrada para satisfacer y superar las expectativas. Como verán, estoy dedicado y orgulloso de asociarse con el equipo de Wilshire y gerencia. Espero estar allí para toda la residencia de Wilshire

.....
Et tant que professionnel ayant cinq ans d' expérience, je me réjouis de cette opportunité. Je suis reconnu pour ma capacité à être gentil et à écouter les autres ainsi que pour ma capacité à motiver les équipes à obtenir des résultats au-delà des attentes. J'ai été félicité pour mon intégrité inébranlable et l'éthique du travail tenance.

.....
Je m'approche chaque jour avec passion, inspiration et enthousiasme. Je continuerai d'appliquer mon expertise éprouvée pour répondre aux attentes et les dépasser. Comme vous le verrez, je suis dévouée et pro pour m'associer avec l'équipe de Wilshire et de direction. J'ai hate d'etre la pour toute la résidence de Wilshire.

Illegal Dumping & Trash Disposal

No dumping is allowed in the service areas on both buildings, this attracts roaches that will end up in your apartments. In addition to this, if you have any delivery, for example a mattress; the company doing such delivery must take your old mattress. **Please do not leave anything on these service areas or you will be fined, cameras are recording 24/7.**

Laundry Rooms

Please make sure you turn off the lights of the laundry room after you are done with your laundry, this helps the association with keeping the electrical bill on a budget. Also, make sure you use liquid laundry detergent and not powder as this causes the washers to clog and malfunction.

Locked out of your apartment?

The Management office would be happy to assist you during Business hours Monday – Friday 8:00AM to 5:00PM. Make sure we have a copy to your unit in the office. If you need assistance after hours, please contact **ABC Locks at 305-935-1666**. The office will not be available to assist you after hours and weekends.

Pet Walking Inside the Property

Pet owners keep on walking their dogs from their units to the elevator, and housekeeping can't keep up with the cleaning of spots in the carpets after the dogs relieve themselves in the hallways. In addition to this, owners use any elevator and not the designated service elevator as it should be. In addition to this, visitors are bringing pets into the building and walking them through the lobby. Visitors are not allowed to bring their pets unless it is a service dog.

Please remember that you all live in a condominium and that it requires to follow rules of community living. You must only use the side and back doors of the building, you are not permitted to use the front entrance and you must only use the freight elevator. We are asking you kindly to please obey all the pet rules and regulations taking in consideration that you have been allowed to keep your pet in the community. Dogs are not permitted at the Wilshire only if your dog is grandfathered in or a registered service dog and they must still be registered with the office and you are still required to provide the office with current vaccination information. Violation to the rules may cause you a fine of \$100 per day to a Maximum of \$1,000 per incident.

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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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