

# THE VOICE OF CORONADO



Volume 8 Issue 9

A Monthly Newsletter for the Residents of Coronado Condominium

October 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  
**Manager. Asst** ..... 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- 843-2526

### OFFICE HOURS

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



## CORONADO COMMUNITY UPDATES AND FRIENDLY REMINDERS

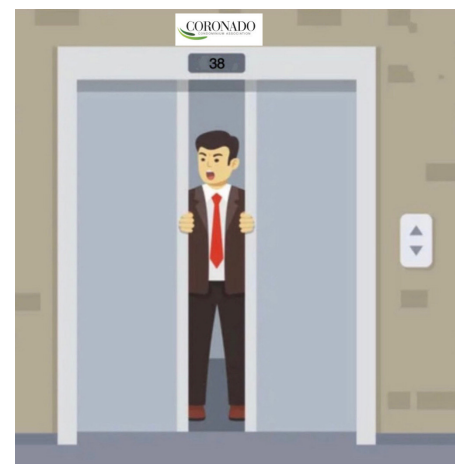
### RESIDENTS NOT PICKING UP AFTER THEIR ANIMALS IN GUEST PARKING AND DOG PARK:

We continue finding that pet owners are using the 3rd-floor guest parking to walk their pets without picking up after them. Our staff is finding more and more pet waste every morning. Pets are even urinating at the new sliding building doors which is unacceptable.

The dog park was created to facilitate walking pets, but pet owners needed also to pick up their dogs at the dog park. Dog waste left at the dog park is damaging the grass and this is the responsibility of each pet owner and not the landscaping company or maintenance.

### ELEVATOR DOORS:

We remind our residents that the elevator doors cannot be open for more than 30-60 seconds. This will block the door and shut off the system. TK elevators are finishing the setup of live monitoring through a phone app that will help our staff monitor any malfunctions and service calls to TK elevators. Please remember that the Guardhouse is the first point of contact after office hours.



### GARBAGE LEFT NEXT TO PARKING SPACES:

We have seen an increase in garbage left in the garage between vehicles. If you have garbage in your vehicle, place it in the trash bins located

*Continued on page 2*

Reminders (cont. from page 1)

around the garages, do not just throw it on the floor. Please, be a good resident and take care of our common areas.



LOBBY FURNITURE FOR BUILDINGS 1 AND 2:

The company Hallock Design Group is currently working with the board to provide a final rendering for the lobby furniture in towers 1 and 2. Your patience is appreciated.



On behalf of the Board of Directors and AKAM Management

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# Coronado President Update On The Inflow Solution Status:

Dear Coronado Unit Owners,

I'd like to address the community for an update on the Inflow Solutions status.

What is Inflow Solutions?

1. Inflow Solutions was a company contracted to help with the garage concrete restoration and leaking among other jobs.
2. They specialize in a rubber-like compound that can be "painted" onto a surface for waterproofing.
3. They are based out of Georgia.

The work performed by Inflow was not done properly and actually caused more damage to our building. The fact that they are based out of Georgia, Coronado had to hire an attorney from Georgia to fight this company. The actual public record of Coronado vs Inflow Solutions LLC. was sent through email on Tuesday, July 26, 2022.

Below is a table to help organize this matter as it is complicated to present the information.

Thank you,

**Robert Longworth**

President on behalf of the Association Board members

Important Point	Details	Impact
Inflow Solutions Contract Signed unlawfully.	The contract was signed by the past president without board approval and without proper vetting. Coronado's attorney was also not involved to help protect our community.	<ul style="list-style-type: none"> <li>• Inflow solutions was hired while NOT licensed at all to perform work in either Georgia nor Florida.</li> <li>• This also implies that they were not properly insured to perform work at Coronado</li> </ul>
Inflow Solutions has charged us ~\$500K for work performed	The contract signed was vague and the scope was not clear for work to be done. We have not paid the remaining ~\$250K.	<ul style="list-style-type: none"> <li>• Project scope changed based on the past president's wants.</li> <li>• Scope creep allowed for demolishing of certain areas like the lobby entrances.</li> </ul>
To verify work performed by Inflow, the majority of the board hired a structural engineer.	Board members were suspicious of Inflow's behavior around demands for paying for work that did not have written change orders and scope documentation.	<ul style="list-style-type: none"> <li>• The Engineer hired to verify work found that Inflow's work was not only done poorly, but actually caused <b>more</b> damage to our building.</li> <li>• The damage will cost us more money to fix on top of the money spent.</li> </ul>
The Past President told the board he inspected and verified work done by Inflow.	During the effort to investigate Inflow's work, the past president agreed to verify the work done and sign off for the vendor to be paid. The board was given written notification that the work was done properly from the past president.	<ul style="list-style-type: none"> <li>• Past President told the board that the work was satisfactorily done by Inflow and that they should be paid immediately.</li> <li>• The report done by our Engineer states the work was NOT done well and caused more damage to our building.</li> <li>• The past president was either lying OR was not qualified enough to verify the work in contradiction of claims otherwise.</li> </ul>
Coronado Trying to Recoup funds paid	Under both Georgia law and Florida law, an unlicensed contractor may be required to repay funds paid to it.	<ul style="list-style-type: none"> <li>• Due to the negligence of this repair work, we are fighting to get our money back and not pay for the remaining balance.</li> </ul>

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