



Imperial House Condominium

A Newsletter for the Residents of the Imperial House Condominium Association, Inc.

Volume 4 Issue 12

January 2023

IMPERIAL HOUSE
Condominium Association, Inc.
5255 Collins Avenue
Miami Beach, Florida 33140

PROPERTY STAFF

Manager David Bannister
Asst. Mgr. ... Maykellyn Urbina
Front Desk Sup...Duckens Abraham

ASSOCIATION OFFICERS

President Michael Raynes
Vice Pres. Alex DeGasperi
Treasurer ... Jonathan Kolatch
Secretary Nicholas Dunstan
Director Ann Keusch

IMPORTANT NUMBERS

Main 305-866-7601

OFFICE HOURS

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



Published monthly at no cost for Imperial House Condominium by Coastal Group Publications. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

LEASE POLICY REMINDERS

For our residents' safety, and pursuant to our Condo by-laws, we would like to remind our community that short-term rentals are not permitted at Imperial House Condominium Association. Kindly note that you can only lease your unit twice in a calendar year and for a minimum of six months and one day. If you believe someone on your floor is creating a nuisance and represents a safety concern, please advise the front desk or the management office accordingly. The potential negative consequences for both renters and unit owners engaged in this activity, not only come from our rules and regulations, but also from Miami-Dade's short-term rental ordinances and laws.

KEEP US INFORMED

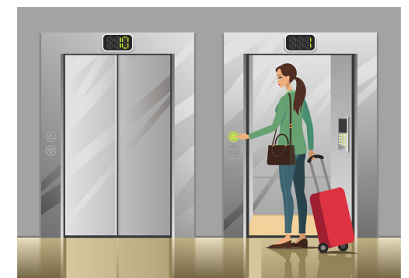
Kindly remember that keeping your mailing address, email address, phone number and other contact information details up to date with your Imperial House Management office, facilitates you will never miss important communications from our end, both regarding our regular operations, as well as special announcements. If you have recently changed your contact information, please email us with your new details at asstmgr@imperialcondo.net

YOUR FREQUENT SERVICE PROVIDERS

Do you have a regular housekeeper, pet sitter or other person who comes to your unit on a daily or weekly basis? Pass by your Imperial House management office to register them accordingly and avoid any access challenges.

ELEVATOR & LOADING RESERVATIONS

To ensure a seamless experience and avoid jumping through last minute hurdles, always contact your Imperial House management office to reserve the elevator for move-in/move-outs as well as for furniture deliveries. Kindly remember that although you may have purchased only one piece (table, chair etc.) most of the times it is delivered in a truck; thus, requiring proper insurance and loading space. You can email asstmgr@imperialcondo.net and we will be delighted to assist; ample notice is strongly advised.



BUYING FURNITURE ONLINE

It is now common to purchase furniture on-line, and e-retailers such as Amazon ship large pieces which may be delivered in small trucks by third party services (not FedEx, Postal Service or UPS). In an effort to serve you better and avoid rejecting any parcels, we treat these types of on-line purchases as furniture deliveries, requiring insurance verification, reserving an elevator and loading space. Please contact your Imperial House management before purchasing furniture on-line, to coordinate all logistics and minimize any challenges.



DO YOU HEAR BUT NOT UNDERSTAND?
WE CAN HELP!

**Special Hearing Health Event
Now through January 31**

PPY NEW YEAR
R HAPPY NEW
YEAR HAPPY NE
NEW YEAR HAPP
Y NEW YEAR HA
HAPPY NEW YEA
AR HAPPY NEW Y
/ YEAR HAPPY N
NEW YEAR HAPPY



Prescription hearing aids
professionally fit to *YOUR* specific
hearing needs and lifestyle.

- **Custom, virtually invisible** options available.
- **Fully warrantied!**

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
Board Certified Hearing Instrument Specialist

LIMITED TIME OFFER!

1990⁰⁰
A Pair

Save \$1610

on any pair of fully digital,
prescription Hearing Aids
from Phonak.



Se Habla Español!

Google ★★★★★

Customer Reviews

"My experiences here are a rare 10/10! Melanie is so knowledgeable and empathetic, and provided such great service and advice in a timely manner..." - T. Bryan

"Javier took time out of his day to help me during a moment of crisis. He is very patient with his clients and provides excellent care..." - A. Gris

Schedule your Hearing Screening today at NO COST TO YOU!



Scan the QR code
to schedule your
complimentary hearing
screening today!



www.HearAgainAmerica.com

19046 NE 29th Avenue, Aventura
222 95th Street, Surfside

Call Us Today!
(888) 272-9589

French Onion Soup

- ½ cup unsalted butter
- 2 tablespoons olive oil
- 4 cups sliced onions
- 5 cups beef broth
- 2 tablespoons dry sherry
- 1 teaspoon dried thyme
- 1 pinch salt and pepper to taste
- 4 slices French bread
- 4 slices provolone cheese
- 2 slices Swiss cheese, diced
- ¼ cup grated Parmesan cheese

Melt butter with olive oil in an 8-quart stock pot over medium heat. Add onions and continually stir until translucent. Do not brown. Add beef broth, sherry, and thyme. Season with salt and pepper. Let simmer for 30 minutes. Meanwhile, preheat the oven's broiler. Ladle soup into oven-safe serving bowls and place one slice of bread on top of each (bread may be broken into pieces if you prefer). Layer each slice of bread with a slice of provolone, 1/2 slice diced Swiss and 1 tablespoon Parmesan cheese. Place bowls on a cookie sheet and broil in the preheated oven until cheese bubbles and browns slightly, 2 to 3 minutes.



Commissioner
Eileen Higgins
District 5



"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

COME VISIT

DISTRICT OFFICE
2100 Coral Way, Suite 400
Miami, Florida 33145
Monday - Friday / 9:00 am - 5:00 pm

MIAMI BEACH OFFICE
1700 Convention Center Drive, ground floor
Miami Beach, Florida 33139
Monday / Wednesday / 9:30 am - 4:30 pm

www.miamidade.gov/district05

305-375-5924
District5@miamidade.gov

@CommishEileen @CommishEileen Inside D5 Newsletter

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR
INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?



GOT PROPERTY DAMAGE?
GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz License #P115224

7441 Wayne Ave
PARKVIEW POINT - #15B

SOLD

Call Now!
Rosa Jacquelin
(786) 239-1283

Love Where You Live!

Video Tour: www.SignatureHomesOfMiami.com

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

ELECTRIFYING NEWS

WAYS TO SAVE MONEY ON YOUR ELECTRIC BILL

Along with your other holiday bills coming due, you still will receive your regular bills, including utility bills. If the cost of electricity is getting you down, consider these ways to make your next bill smaller.

- Make sure that you set your thermostat to a comfortable level. Generally, this means your thermostat should be set to no higher than 70 degrees in the winter.
- If there is a dryer in your home, try removing clothing when it is still slightly damp and hanging it to dry. Not only do you save electricity, your clothes will last longer and require less ironing.
- Taking a long, hot shower is something that would show up on a water bill. Remember that heating water is expensive also. Take care to not let hot water run when shaving or washing dishes.
- Keep your refrigerator clean and vacuum the motor and coils at least once every three months. If your freezer is somewhat empty, fill empty milk jugs with water and keep them in the freezer.
- Use fluorescent bulbs in place of incandescent bulbs, and always use the lowest wattage necessary. Remember to turn off lights when you are not using them.
- Do not use the heated dry setting on your dishwasher. Instead let your dishes air dry.



By taking these simple steps, you can save money on your utility bills next time around. You are also helping to protect the environment by reducing your energy consumption.

DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, **family owned for 40 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

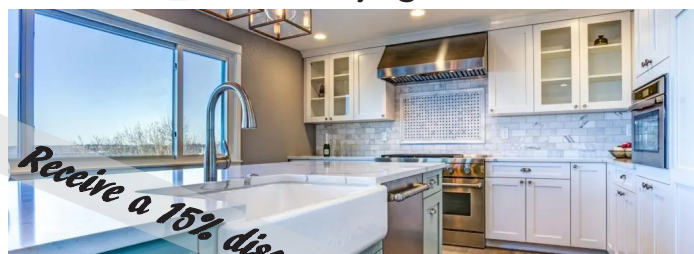
REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off <i>any remodeling job!</i>	10% OFF <i>Any Service</i> <small>Valid With Coupon. Not To Be Combined With Other Offers. Exp 2/28/2023</small>
--	---