



# GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People’s lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you’ve sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had be-

fore. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you—you may find that the type of insurance you have is no longer necessary.

Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premi-

ums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter’s or homeowner’s insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

**7441 Wayne Ave**  
**PARKVIEW POINT #15B**




**SOLD**

**GLOBAL LUXURY REALTY, LLC**

**Call Now!**  
**Rosa Jacquelin**  
**(786) 239-1283**

*Love Where You Live!*

**VIDEO**

[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
*New Patient Special \$79*  
 (D0210, D0150, D110)

**9456 HARDING AVE.**  
**SURFSIDE, FL 33154**  
**(305) 866-2626**

**4011 W. FLAGLER ST.**  
**CORAL GABLES, FL 33134**  
**(305) 643-1444**

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)

Published monthly at no cost for the Brickell Place Phase I Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to ADVERTISE in one of our newsletters or to get AFREE newsletter for your property.

# Crème Brûlée French Toast

## Ingredients

- ½ cup unsalted butter
- 1 cup packed brown sugar
- 2 tablespoons corn syrup
- 6 (1-inch thick) slices French bread
- 5 large eggs
- 1 ½ cups half-and-half cream
- 1 teaspoon vanilla extract
- 1 teaspoon brandy-based orange liqueur (such as Grand Marnier®)
- ¼ teaspoon salt

## Directions

Melt butter in a small saucepan over medium heat. Add brown sugar and corn syrup; stir until sugar is dissolved. Pour into a 9x13-inch baking dish. Remove crusts from bread and arrange in the baking dish in a single layer. Whisk eggs, half and half, vanilla, brandy, and salt together in a bowl. Pour over the bread. Cover and chill at least 8 hours, or overnight. Preheat the oven to 350 degrees F. Meanwhile, remove the dish from the refrigerator and bring to room temperature. Bake, uncovered, in the preheated oven until puffed and lightly browned, 35 to 40 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](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov

 @CommishEileen
 @CommishEileen
 Inside D5 Newsletter



*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?**

MENTION  
THIS FLYER  
FOR FREE  
POLICY  
REVIEW

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.

Fast Liquor Delivery

@Wholesale Prices






Find us on:

Scan, Add  
Save \$10  
discount applies at checkout



"A man who stops advertising to save money is like a man who stops a clock to save time." — Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

COASTAL GROUP  
PUBLICATIONS, INC.

305-981-3503    [www.cgpnnewsletters.com](http://www.cgpnnewsletters.com)

**LATEST MARKET UPDATE:**  
<https://www.ewm.com/2023marketupdate/>

**MIAMI-DADE COUNTY  
 CONDOMINIUMS**



**FOR RENT - 13 UNITS**

Unit #	BR/BA	LIST PRICE
A1105	1/1.5	\$2,600
B610	2/2	\$3,450
C1201	2/2	\$4,750

**FOR SALE - 12 UNITS**

Unit #	BR/BA	S.F.	LIST PRICE
A2007	1/1/1	1,064	\$475K
B614	2/2	1,723	\$689K
B2409	4/4/1	3,189	\$1.895M

Information provided from MLS and outside sources deemed accurate but not guaranteed



**Lilia V Naar PA**  
 305 582-3017  
 lilnaar@gmail.com  
[www.lilia.naar.ewm.com](http://www.lilia.naar.ewm.com)



**BERKSHIRE  
 HATHAWAY**  
 HomeServices  
 EWM Realty



**Raquel Echevarria**  
 305 300-2622  
 echevarria.r@ewm.com  
[www.raquel.ewm.com](http://www.raquel.ewm.com)

**Meet the two for One team - And Get Your Property Sold**  
 Get a market analysis before the 40 year certification starts.  
 Call us for a one to one consultation

**CURRENT MARKET STATISTICS**  
**AVERAGE DAYS ON THE MARKET: 6**  
**SALE PRICE: 101% of asking price**  
**CLOSED SALES: average price per sqft: \$458.97**  
**PENDING SALES AND ACTIVE W/CONTRACT: 3**

**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](http://www.diamondremodelers.com)  
 jeff@diamondremodelers.com

**Kitchen & Bathroom Remodeling**  
 Satisfaction and Quality Guaranteed

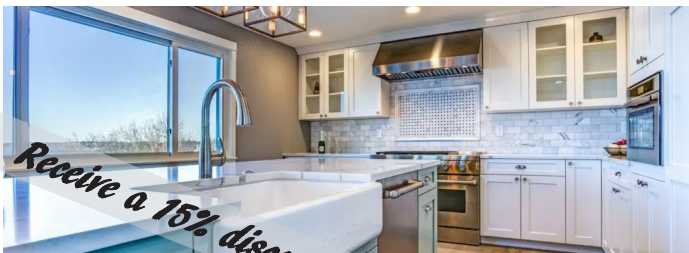
**REMODELING • INSTALLATIONS**

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



**PAINTING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



*Receive a 15% discount on any remodeling job!*



Painting & Services Unlimited Lic. CC94BS00437  
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

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

**15% Off**  
 any remodeling job!

**10% OFF Any Service**  
 Valid With Coupon.  
 Not To Be Combined With Other Offers.  
 Exp 3/31/2023