



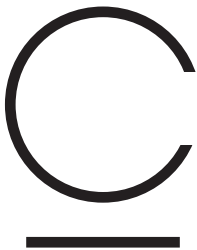
CENTRO

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

Volume 6 Issue 8

August 2023

CENTRO DOWNTOWN
Condominium Association, Inc.
151 SE 1st Street
Miami, Florida 33131



PROPERTY STAFF

Manager.. Lauren Gutierrez, LCAM
manager@centrocondominium.com

Admin Asst..... Sohely Ortez
admin@centrocondominium.com

Front Desk.....

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

President.. Juan Pablo Alvarez

Treasurer .. Jorge Sierra Bejas

Secretary.. Isis Pina Rodriguez

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

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

ALWAYS KEEP YOUR NEIGHBORS/ OTHER UNITS IN MIND!

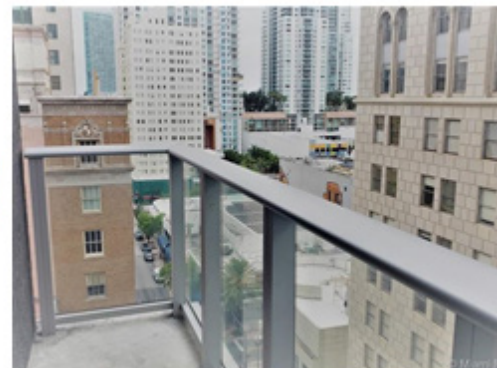
Please see below reminders:

BALCONIES:

- No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors, balconies or terraces of individual Units.
- Residents shall not allow anything to be thrown or to fall from windows, doors, balconies, walkways or terraces.
- Pets not permitted to be left unattended on balconies

When cleaning there are some things to keep in mind:

- Be sure to sweep the dirt or debris into the middle of the balcony before sweeping it up with a dustpan.
- Use a damp mop to clean the surface of the balcony.
- Cover the edges of the balcony with rolled up towels to help with avoiding any water or dirt from being pushed over the edge.



We're Going Back To School



SLOW COOKER BUTTER CHICKEN

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cut into bite-sized pieces
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste



Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until combined. Pour mixture into slow cooker; stir in cardamom, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.

7441 Wayne Ave
PARKVIEW POINT #15B



Call Now!
Rosa Jacquelin
(786) 239-1283

SOLD



Love Where You Live!



VIDEO

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
www.dentistsurfside.com

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

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.

"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.cgpnewsletters.com



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 US

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



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.

Remi Boaz, License #PT15224

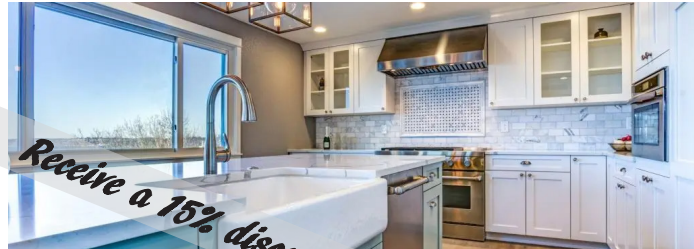
DIAMOND REMODELERS

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



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94B500437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

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

"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 EST. 1980
- 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
any
remodeling
job!

10% OFF
Any
Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 9/30/2023

Fast Liquor Delivery @Wholesale Prices

TAP THAT APP!

LiquorSplit
TAP THAT APP
FAST DELIVERY!

LIQUOR | BEER | WINE

Find us on:


Scan, Add Save \$10
discount applies at checkout

