

THE RIVERFRONT SCOOP

Volume 4 Issue 3

August 2023

THE RIVER FRONT MASTER

92 SW 3rd Street, Suite 100
Miami, Florida 33130

ASSOCIATION OFFICERS

President Shahab Karmely
Director Jorge J. Primo
Director Joseph Mazloom
Director Leor Alon

PROPERTY MANAGEMENT

Manager Rolando Cerit, CAM
manager@riverfrontmaster.com
Director of Security Paul Ampudia
786.453.3220
chiefofsecurity@riverfrontmaster.com
Maintenance Sup.... Benancio Collado
maintenance@riverfrontmaster.com
Maintenance Tech..... Jorge Gomez

IMPORTANT NUMBERS

Main 786.453.3200
Security 786.459.3220 Ext 1

OFFICE HOURS

Monday - Friday 9:00 am - 5:00 pm



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.

DOG DAYS OF SUMMER

The term “dog days of summer” is one that most people are familiar with. But do you know what it means? Technically, the “dog days of summer” run from July 3 to August 11, and are associated with the hottest days of the season.

The dog reference has to do with the night sky. Sirius, the brightest star in the summer sky, is in the constellation called Canis Major, which means “big dog.” Ancient people living in the Mediterranean region believed that such a large star as Sirius generated heat, just as the sun does. During the days from early July to mid-August, Sirius is in conjunction with the sun. This means that it rises and sets, and is in alignment with, the sun. These ancient people thought that the heat from the sun was being joined by the heat from Sirius, causing much warmer days. They called this time of year the “dog days,” after the constellation Canis Major.



Folklore about these unique days continued into relatively modern times. You can probably still find some older folks who remember the old wives’ tale about fish losing their teeth during the “dog days of summer.” With no teeth, the fish developed sore gums and were unable to feed until the return of cooler weather. For these folks, this helped explain why fishing at their regular fishing holes was so poor during the late summer months.

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

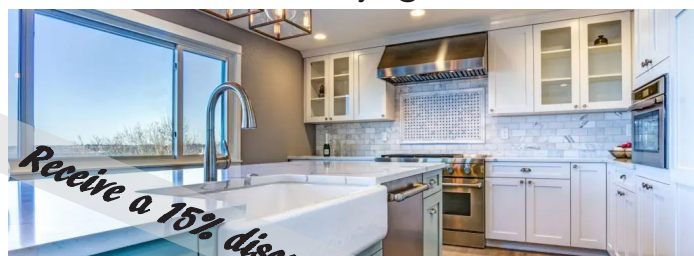
REMODELING • INSTALLATIONS

- 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

- | | |
|---|---|
| <ul style="list-style-type: none"> • Painting, Condo, House, Apt. Roof Painting • Popcorn Ceiling Removal • Smooth Ceilings • Framing, Drywall & Finishes | <ul style="list-style-type: none"> • Full Service Contractors • Plumbing & Electrical Service • Doors / Windows • Mirror Installation |
|---|---|
- EST. 1980



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

<p style="font-size: 1.5em; font-weight: bold;">15% Off</p> <p style="font-size: 0.8em;">any remodeling job!</p>	<p style="font-size: 1.5em; font-weight: bold;">10% OFF</p> <p style="font-size: 0.8em;">Any Service</p> <p style="font-size: 0.7em;">Valid With Coupon. Not To Be Combined With Other Offers. Exp 9/30/2023</p>
--	--

Published monthly at no cost to the River Front Master 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.

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 no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com



Hablo Español / Falo Português
 Selling Real Estate for over 20 years!

THINKING OF BUYING OR SELLING?

I CAN HELP. I AM AT YOUR SERVICE.
 Get Honest Experienced Help Buying or Selling your Home.

TRUST the advice of a professional.
 When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



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.


Le Confort Noir

Your South Florida Transportation Services

- Airport Pick-up/Drop-off
- Seaport Pick-up/Drop-off
- Business
- Leisure

Tel: 786-663-0809

www.leconfortnoir.com



“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

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

7441 Wayne Ave

PARKVIEW POINT #15B



Call Now!
Rosa Jacquelin
(786) 239-1283



*Love Where
You Live!*



www.SignatureHomesOfMiami.com

Fast Liquor Delivery
@Wholesale Prices

TAP THAT APP!

LIQUOR | BEER | WINE

LiquorSplit
TAP THAT APP
FAST DELIVERY!

Find us on:
Uber Eats

Scan, Add
Save \$10
discount applies at checkout