

# COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 11 Issue 1

October 2023

## PROPERTY STAFF

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## IMPORTANT NUMBERS

**Main** ..... 305-945-6326  
**Fax** ..... 305-944-7341  
**Security/Lobby** ..... 305-945-2471  
**Security Gate** ..... 305-944-5778  
**Email** ..coastaltowersops@gmail.com

## OFFICE HOURS (Unit Owners Only)

**Mon. - Fri.** ..... 8:30 AM-4:30 PM  
**Closed** ..... 12:00 PM-1:00 PM  
**Realtor Hours** ..... M-F 10-10:30 AM  
3:30-4:30 PM



## COASTAL TOWERS

Condominium Association, Inc.  
400 Kings Point Dr,  
Sunny Isles Beach, FL 33160



## DON'T FORGET...

*Spring forward...Fall back...*

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

**Be sure to set your clocks back one hour at 2 AM on Sunday, November 5, 2023.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Change your clock,



**CHANGE** your batteries



# ATTENTION RESIDENTS

Be advised of the following rules and regulations of our condo association.

**BICYCLES:** Bicycles may be stored in bicycle storage room. Unit may gain access by requesting key from the lobby concierge. Bicycles must be transported thru service entrance and corridor and on service elevator. They are not permitted in lobby and may not be stored on common elements or limited common elements. Bikes must display an identification label attached to crossbar.

**PACKAGES:** All packages must be addressed to registered owners and residents. The maximum dimensions of any package(s) cannot exceed 36"x 36" and weight cannot exceed 30 pounds. Both first and last name and unit / apartment number must match the name of registered Resident. Please note packages not addressed to registered residents will be returned to sender. Packages that exceed the minimum required dimensions or weight will not be accepted by the concierge staff / security. The package will be denied. Packages may only be picked up by registered owner / resident or pre-approved designee.

**GARBAGE DISPOSAL:** All garbage must be placed in a plastic bag and secured before being thrown down trash chute or into dumpster. Garbage must not be left on trash room floors. Any spilled liquids or garbage must be cleaned up. Cardboard boxes and/or large pieces of cardboard should be broken down and flattened placed in the trash room or placed in the **YELLOW LID RECYCLE CONTAINER** located in the loading dock area. Coastal Towers Condo Association is in compliance with Miami Dade county recycling regulations. Newspapers, glass, metal cans and plastics must be disposed of separately. You may place items in a garbage bag or in the 6 yarder container that is located in the loading dock area.

**BULK GARBAGE:** Bulk items are not to be left in the loading dock area or in the maintenance corridors of the building. Do not place discarded items in the loading dock area such as **old water heaters, old dishwashers, old mattresses, old dressers, old furniture.** It is against Miami Dade County regulations to discard any construction material into the garbage containers. Be advised that there are cameras located in the loading dock area. Any resident or construction worker caught throwing any material that is banned or left in the loading dock area will be fined accordingly.

**STORAGE AREAS:** All storage areas will be cleaned on a monthly basis. Any items that are not properly secured within the storage areas will be discarded. All storage areas must keep the walk areas free and clear of any debris and items.



Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

*Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.*



**TATYANA KRIVORUCHKO**  
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**CORE REALTY** 323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL

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# ATTENTION

Lobby/shopping carts are only to be used for groceries, luggage or small items not for contractor use. Violators will be subject to fines. Please use service elevator when using bell carts. Shopping carts can be used in all elevators. ID is required in order to use lobby/shopping carts please see front desk for service.



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 \*Hours subject to change.

*Please call ahead to confirm.*

## PEST CONTROL

Tuesday's starting at 9:00 am

**1<sup>st</sup> Tuesday of the Month:**

Floors 16 thru 12

**2<sup>nd</sup> Tuesday of the Month:**

Floors 11 thru 8

**3<sup>rd</sup> Tuesday of the Month:**

Floors 7 thru 4

**4<sup>th</sup> Tuesday of the Month:**

Floors 3 thru 1

Please see Security guard in the lobby to schedule spraying of your unit.



PATRICKJAIMEZ PA

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

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## 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.

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**stellar**

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**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.

Ronni Boaz, License #PT16224



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