



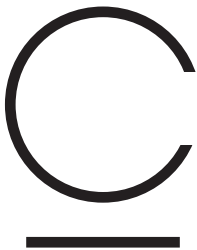
CENTRO

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

Volume 7 Issue 1

January 2024

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
VP/Treas...Levi Hernandez Vierya
Secretary... Jorge Sierra Bejas

IMPORTANT NUMBERS

Main 305-440-0566

OFFICE HOURS

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



PACKAGE PICK UP REMINDERS:



We ask that all residents pick up their packages within 3 days of receiving delivery notification. This will help staff and delivery drivers effectively manage storage space and ensure smooth operations.

If you are unable to retrieve your package(s) within the requested time- frame, please make arrangements with the Frontdesk and/or Management Office.

NOTE: When ordering packages to the building, it is crucial to include a unit number and resident's name. We kindly request that you please do not ship packages under guest names as it can cause a confusion with staff and delivery drivers. Accurate and complete information will ensure an efficient delivery package service for everyone.



TRASH CHUTE- COMPACTER RULES:

- **Cardboard boxes, Styrofoam, pizza boxes or other items are NOT permitted down the trash chute**, as this will cause obstruction. All boxes must be flattened & disposed inside the dumpsters with yellow lids located in the loading dock.
- All trash should be bagged & tied closed not exceeding the diameter of the chute.
- Please be careful not to over-extend the trash chute door.
- Never throw glass bottles or containers, paint, or heavy items down the chute. This can damage the metal walls to the chute and create issues with the trash chute that are extremely expensive to repair.

If the chute is clogged (you see trash sitting in the chute when you open the door), please do not place more trash in the chute. Contact Frontdesk and/or Management and please take your trash to the dumpster until it the chute is unclogged.





HEAR IT FOR YOURSELF!

Recent technology has revolutionized how Hearing Aid Specialists can resolve hearing loss. On your first appointment, we will demonstrate cutting edge technology, and how it can impact how well you hear - whether it be a noisy environment, or the quiet of your home. We will also show you the power of Bluetooth and devices that work with your phone to improve your hearing.



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



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



Scan me to find our nearest office & to request an appointment online.

CALL US TODAY! (888) 272-9589

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

www.HearAgainAmerica.com

BRING IN THE NEW YEAR WITH BETTER HEARING!

Get fully digital Rx Hearing Aids with LIFETIME SERVICE starting at

\$1495 *per pair*

Upgrade your health with Rx hearing devices that last all day long!

Starkey's **Genesis AI** hearing aids feature a waterproof design & rechargeable battery than can last up to 51 hours on a single charge.‡

Get \$1000 OFF your purchase of a new pair of Genesis AI hearing aids.*



*Cannot be used on prior purchases or combined with another discount.

DEALING WITH THE FLU

It's that time of year again--flu season is here. Each year as many as 30 million people contract the flu in the United States, leading to 20,000 deaths a year. At most risk is the elderly, those with chronic disease like diabetes, asthma, or heart disease, and infants.

The flu is like a cold in many ways. Both are respiratory infections, but the symptoms can vary. A fever, general aches and pains and fatigue usually accompany the flu. You may also experience a sore throat, coughing or sneezing. If a cold is misdiagnosed as the flu, there is usually no problem. But the flu misdiagnosed as a cold can possibly lead to serious complications like pneumonia being overlooked. If you have any symptoms of the flu, you should contact your doctor as soon as possible.



There is no cure for the flu, but there are things you can do to make yourself more comfortable during the duration. The best course of action in dealing with the flu is to get plenty of rest and drink lots of fluids. Fever can be treated with acetaminophen. Be sure to talk to your doctor to get advice about using a decongestant/antihistamine to treat nasal congestion. Antibiotics have no effect on the flu because it is caused by a virus.

And what about chicken soup? Well, it can't hurt! Although it doesn't cure anything, it can soothe a sore throat, clear clogged passageways, and hydrate you. It is good TLC at a difficult time.

If you do find that you are suffering from the flu, consider getting the flu shot next year. These are generally given in the fall, and must be received each year, as the strains of flu vary from year to year. In the meantime, remember that time and rest is the best cures of all for flu sufferers.



ALBANY HOMES CONSTRUCTION
General Contractor

www.AlbanyHomes.us
786-271-7192 | mts@albanyhomes.us
CGC1524580

"WE MAKE HOMES BETTER"



SERVICES INCLUDE:
Any small or large construction project
Bathrooms • Kitchens • Painting
• Tile, wood and vinyl floors
• Interior doors • Popcorn removal
Quiet exhaust fans • General repairs




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.

Roni Boaz License #P17524



**Happy
New Year
2024**

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Centro. We feel fortunate to have you all as our residents.



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."



www.miamidade.gov/district05

305-375-5924

District5@miamidade.gov

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

@CommishEileen

@CommishEileen

Inside D5 Newsletter

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 Molding
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

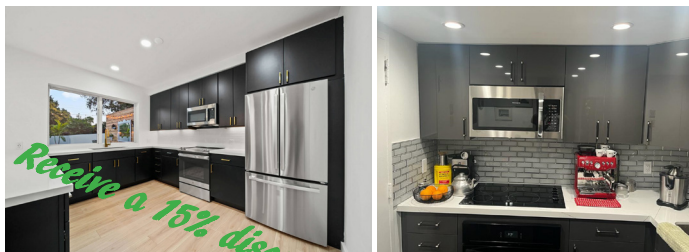
PAINTING & SERVICES UNLIMITED

- 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 2/29/2024



Receive a 15% discount on any remodeling job!

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

Published monthly at no cost for the Centro Downtown Condominium by Coastal Group Publications, Inc. 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.