

# COASTAL NEWS



*A Newsletter for the Residents of The Coastal Towers Condominium*

Volume 11 Issue 3

December 2023

## PROPERTY STAFF

**Bookkeeper** ..... Luz Guevara  
coastalbookkeeper@gmail.com

**Property Manager** ..... Will Vega  
CTCManager@gmail.com

Francheska Turull  
coastaltowersasstoffice@gmail.com

## 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



## TIS' THE SEASON TO BE JOLLY

The Holiday spirit certainly has all of us here on the Coastal Towers staff feeling pretty happy and jolly. Here's hoping the spirit has caught you as well. From all of us to all of you, have a very Happy Holiday season and a Happy New Year.



## ENTERTAINING IN TIGHT SPACES

Anyone who lives in an apartment or small home knows the difficulty of entertaining guests in a tight space. Even though it is challenging, it can be done, with you and all of your guests enjoying your time together. Although you can often extend your party to a deck or other outdoor area, weather conditions sometimes will not allow that to happen. In those cases, you'll have to find a solution inside your home.

To accomplish this, first clear up as much space as possible. Remove clutter from your living areas. Kitchen appliances should be tucked away to increase counter space. You might also want to push your furniture towards the walls to increase floor space.

Also consider if you can use the spaces in your home more efficiently. Expand your seating areas by using padded dining chairs in your living room and placing large throw pillows on the floor. Add a couple of barstools to your kitchen space for guests who like to linger in the kitchen. Add a card table to your living room to increase seating for dinner. Not everyone needs to sit at the same table to enjoy the company. You may find that your guests will enjoy eating in several small groups in the dining room, kitchen, and living room areas. You can also use a large ottoman as another serving area. Use a large, oversized tray to convert it into a firm surface.

When you are ready to serve food to your guests, consider going with a buffet style of service. You can also place trays of food in every corner of your rooms. That way, your guests will not be crowded into the same place, trying to access the food. With it scattered about, people will spread out, maximizing the use of your available space. Finally, keep any food you serve as simple as possible. Sauces and other messy foods can cause a problem in a tight space.

# 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

Cell: (847) 612-2648

tatyanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com



323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL

## RAYMOND JAMES of Aventura

мы говорим по русски

אנחנו מדברים עברית

Nosotros hablamos Español

מיר רעדן יידיש

Falamos Portugues



Financial & Estate Planning  
Investments & Risk Management  
Pension/Retirement

Saving for College  
Insurance  
Lending Solutions

Domestic &  
International  
Customized Solutions

It's been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a "scroll" down memory lane, explore our history at [RAYMONDJAMES.COM](http://RAYMONDJAMES.COM).

### CALL TO SET UP AN APPOINTMENT TODAY!

18851 NE 29th Ave, Suite 407 | Aventura, FL 33180  
Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121  
<https://www.raymondjames.com/rjamiamic/aventura.asp>

Raymond James & Associates, Inc. Member New York Stock Exchange / SIPC. \*Lending Services provided by Raymond James Bank N.A. a fully chartered national bank affiliated with Raymond James & Associates, Inc. Certified Financial Planner Board of Standards Inc. owns the certification marks CFP, Certified Financial Planner and CFP in the U.S.

Published monthly at no cost for Coastal Towers by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

## Mom & Daughter Beauty Salon



0 Kings Point Dr. • Sunny Isles • 305-305-3138  
Open Sundays • 7 Days A Week

**305-944-7527**

**Monday to Sunday: 9 am – 6 pm\***

### We Specialize In:

- Hair Straightening • Permanent Waves
- Keratin Hair Coloring • Hydration
- BOTOX® • Highlights/Lowlights
- Specialists in long hair Pedi & Mani
- Haircut & Style for men, women & kids
- Hair Extensions • Hair Treatments
- Wash and Set • Balayage Hair • Ombre

Call for Appointment. Walk-ins Welcome. Last appointment 6 pm.  
\*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



GLOBAL LUXURY

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.**

# stellar

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.

Reim. Board License #PT175224



Serving South Florida since 1980

**MARY L. BASTEK**

Broker Associate

Cell: (305) 949-0924

Email: [marylbastek@aol.com](mailto:marylbastek@aol.com)

18205 Biscayne Blvd. # 2205

Aventura, FL 33161



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

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

### B C O T ASSESSMENT & SERVICES

PHYSICAL & OCCUPATIONAL THERAPY  
Are you suffering from Back Pain, Poor Balance or Weakness?

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

### THERAPY IN YOUR OWN HOME

Licensed Medicare Provider FL8318



**BRIAN CAITS**  
(954) 328-1505



**"We Show Up"**



**Building Plumbing Solutions, YOU NEED**  
 Ask about our maintenance plans  
 Services, Inspections, Installation

**24 / 7 EMERGENCY SERVICES**

**954-533-9875**



**"We take a Manager's Perspective"**



**3 PROVEN STEPS:**

- Predictability
- Simplification
- Solutions

**24 / 7 Emergency Services**  
**305-456-0314**  
 Flexible Billing Options  
 Fully Licensed and Insured  
**REQUEST A FREE ERP**

# DIAMOND REMODELERS

**Full Service Contractors**

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

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](mailto:jeff@diamondremodelers.com)

**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"**



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



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

**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 1/31/2024