



VENETIA Newsletter

A Newsletter for the Residents of the Venetia Condominium Association, Inc.

Volume 1 Issue 1

December 2023

VENETIA
Condominium Association, Inc.
555 N.E. 15th Street
Miami, Florida 33132
(305) 373-5900

MANAGEMENT COMPANY
Castle Group
(800) 337-5850
www.castlegroup.com

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OFFICE HOURS
Monday- Friday 9am - 5pm



Published monthly at no cost for Venetia 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.

HAPPY HOLIDAYS!

The Venetia Board of Directors and Management would like to wish you a Happy Holiday season and joyful New Year!



Management Holiday Office Hours:

In observance of Christmas day, the Management office will be closed on Monday, December 25, 2023.

UPCOMING BOARD MEETINGS

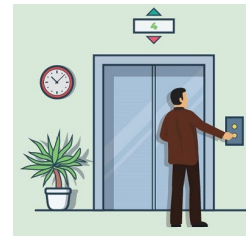
2024 Budget Meeting: Monday, December 11, 2023, at 6:30 pm

Membership Meeting to Adopt Amendment to Declaration of Condominium
Thursday, December 21, 2023, at 6:30 pm.

Annual Meeting & Election of Directors: Thursday, January 25, 2024, at 6:30PM

ELEVATOR RESERVATIONS

As we are in the middle of the busy holiday season, please make sure that you reserve the service elevator in advance with the Management office. There are many requests to use the service elevator by residents and vendors and we will try our best to accommodate to everyone's needs. Please remember that all Service elevator requests must have a \$500 security deposit on file with the Management office prior to the date of the reservation.



BICYCLES AT VENETIA

Please remember to register your bicycle with the management office and have a Venetia decal always affixed to your bicycle. Parking/storing your bicycle on any individual parking space is not allowed. All bicycles must be stored in the bicycle cage which can be found upon entering the parking ramp or stored inside of your unit.

HAVE YOU MADE YOUR PAYMENT?

Please do not forget to submit your payments for Association fees to: **Venetia Condo, C/O Popular Community Bank, P.O. Box 169010, Miami, FL 33116.** **Note:** Residents are more than welcome to sign up for Auto pay or login in to www.castlegroup.com for a more effective way of making sure your payment is received on time. Please contact the management office at 305-373-0557 should you have any questions.

LETTER TO ALL VENETIA UNIT OWNERS

Three notices have been sent out recently, via electronic means for those that consented to receive notices in that manner, as well as paper notices for those that did not consent to electronic notices. **These are three very important topics and issues that will greatly affect Venetia pending your immediate attention and vote.**

Budget notice and vote to partially waive reserve funding: This is the last year that this option may be available. The BOD is working diligently to make as many of the needed repairs and capital improvements to reduce the required reserve funding amount and lessen the financial burden that may come in 2025. However, the work is not yet completed and **failure to approve or vote FOR partial waiver of reserves will amount to an increase, by law, of close to \$950/per month for the residential units in order to fully fund our independently identified reserve requirement.** The BOD urges you to vote to partially waive the reserves for 2024.

Amendment to Exhibit A of the Declaration: This is an initiative designed by the BOD to create monetizable spaces within the building, via a commercial unit swap with private owners to reclaim portions of the building (CU-03, parts of CU-27, CU-28, CU-34 and CU-35 would be swapped for CU-17) that should have remained the property of the association. These spaces are critical for the proper management, maintenance, and access to critical areas of building that were sold off to private owners at the time of conversion to condo. This initiative is intended to help offset rising expenses and mitigate the effects of having to fully fund reserves starting in 2025,

Continued on page 3

OCT • DEC 2023

MIAMI BEACH BANDSHELL
POWERED BY RHYTHM FOUNDATION

OCTOBER

- Zun Zun Children’s Festival: 123 Andrés **SUN 10.1 FREE**
- La Escala Sonora **WED 10.4**
- Kany Garcia • Second Date **FRI 10.6**
- Mala Rodriguez & Sara Socas **SAT 10.7**
- Kevin Kaarl **THU 10.12**
- Italian HIT week • Coma Cose **SAT 10.14 FREE**
- Scary Pockets **SUN 10.15**
- Cuco in Concert: iii points Satellite Event **THU 10.19**
- The Head and the Heart **FRI 10.20**
- Arturo O’Farrill & the Afro Latin Jazz Orchestra **SAT 10.21**
- Pedro Capó **SUN 10.22**
- The Dip **THU 10.26**
- Midnight at MuseZeum ft Slick Rick **SAT 10.28**
- Rocky Horror Picture Show **SUN 10.29**

NOVEMBER

- Rhythm Foundation Gala **THU 11.2**
- Gera MX & Nanpa Básico **FRI 11.3**
- Israel Fernandez & Diego del Morao **SAT 11.4**
- Fall For Dance NOW! **SUN 11.5**
- GIMS **THU 11.9**
- The Second Annual Law Rocks Miami **FRI 11.10**
- Juanse (Ratones Paranoicos) **SAT 11.11**
- Daybreaker **SUN 11.12**
- Nu Deco Ensemble Dress Rehearsal **THU 11.16 FREE**
- Nu Deco Ensemble ft. Lucius **SAT 11.18**
- Metronomy **SUN 11.19**
- We Belong Here **SAT 11.25**

DECEMBER

- North Beach Music Festival **FRI 12.1 • SAT 12.2 • SUN 12.3**
- Miami Beach Rock Ensemble:
A Tribute to Doug Burris **SAT 12.16**
- North Beach Social: Suénalo Sound System **THU 12.21 FREE**

SCAN THE QR CODE TO
EXPLORE ALL EVENT INFO:

all programs subject to change*

MIAMI BEACH MIAMI BEACH BANDSHELL NATIONAL GOVERNMENT ARTS KNIGHT FOUNDATION MDC BUILDS SOUTH BEACH GROUP Residence IN City National Bank ESPIRITOS TEQUILA

TICKETS & INFO 7275 COLLINS AVE. MIAMI BEACH , FL 33141

MIAMI BEACH BANDSHELL.COM

Letter to Owners (cont. from page 2)

with the hope of REDUCING maintenance in the future. A complete explanation has been included in the notice. The BOD urges you to vote FOR amendment to Exhibit A of the Declaration.

First notice of annual meeting of the membership and BOD elections

With respect to the voting, there appears to be some confusion. There are two separate votes pending your attention. One for the reserves and one for the amendment. Both issues are NOT covered in one singular vote. **You must vote TWICE.**

Most people have already voted electronically for the partial waiver of reserves and may think that that vote also covered the amendment. It does NOT.

Please look for an email that says amendment to Exhibit A.

For information on consenting to vote electronically, please reach out to the management office at (305) 373-5900.

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COCKTAIL OF THE MONTH

Instead of dreaming of a white Christmas this year, we'll be dreaming of this Christmas cocktail all season long. In this festive recipe, we give the classic margarita a festive, "snowy" twist that'll have you ringing in the season all winter long. Complete with a sugar rim and cranberry garnish, these margs are the perfect excuse to enjoy a white Christmas in the comfort of your own home, no winter coat required.

Ingredients

- 1 (14-oz.) can unsweetened coconut milk
- 2 tbsp. cream of coconut
- 12 oz. silver tequila
- 8 oz. triple sec
- 1/4 c. lime juice
- 4 c. ice
- Lime wedge, for rimming glass
- Sanding sugar, for rimming glass
- Lime slices, for garnish
- Cranberries, for garnish



Directions

Combine coconut milk, cream of coconut, tequila, triple sec, lime juice and ice in a blender. Blend until smooth. Rim glasses with lime wedge and dip in sanding sugar. Pour into glass and garnish with lime and cranberries.

Yields: 6 servings | Prep Time: 15 mins | Total Time: 15 mins | Cal/serv: 533

Christmas Tree Delivery / Holiday Dumping

Please remember that Christmas tree deliveries are NOT to be brought in through the Lobby. All trees must be brought in from the Lower Parking level or Mezzanine entrance. Christmas trees must also be removed from the property by residents as the association does not have dumpster capacity. **NO TREE DUMPING IS ALLOWED!** Also, as the number of packages begins to increase, please remember that cardboard boxes are not to be thrown down the trash chute. **all cardboard boxes must be broken down and placed inside of a receptacle.** Cardboard receptacles can be found at each building entrance of the parking garage or by the loading dock.

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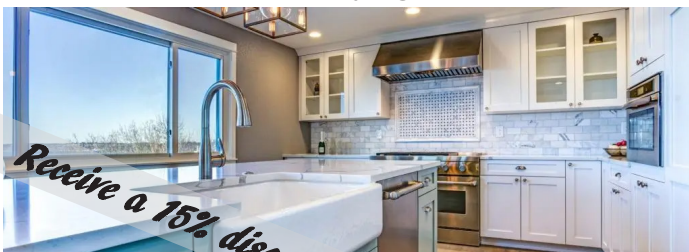
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