



PARKVIEW POINT

CONDOMINIUM

Volume 22 Issue 8

Monthly Newsletter

February 2024

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thur... 9:00 AM-5:00 PM
Friday 8:00 AM-4:00 PM
Lunch 1:30-2:30 PM
Sat.- Sun. Closed

IMPORTANT #'S:

Security 305-306-2615
Building Office . 305-306-2638
Website.. www.parkviewpoint.com
E-mail... info@parkviewpoint.com

BOARD MEMBERS

President..... Vuk Dinic
Vice President Miguel Portu
Secretary Joanna Gonzalez
Treasurer Cesar Dalmau
Director ... Karmenchu Santana
Director Stephen Biondi
Director Jacobo Pares
Director Melissa Friedman
Director Crisantha Miclat

Manager Gabriel Takata
Admin. Asst. ..Maria T. Combellas



Published monthly at no cost for
Parkview Point 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.

Board of Directors Meeting Minutes

Wednesday, December 6, 2023 – Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Stephen Biondi, Karmenchu Santana, Joanna Gonzalez, Miguel Portu, Vuk Dinic, Melissa Friedman, Cesar Dalmau & Cris Miclat. **Castle Group:** Gabriel Takata LCAM Property Manager
CALL TO ORDER 7:03 P.M.

ESTABLISHED A QUORUM, 8 out of 9 Board Members present - 7:03 pm.

APPROVAL OF PRIOR MEETING MINUTES 10.25.2023 & 11.30.2023

Motion to approve meeting minutes by Stephen Biondi, 2nd motion by Karmenchu Santana. **Motion unanimously approved 7:04 p.m.**

PUMP REBUILD WORK ORDER – Ratification of approval.

The Cooling Towers pump #2 needed urgent attention as showed signs of failure. Upon A/C technician’s inspection, the motor pump needed to be rebuilt. Proposed work order received by Navas with the amount of \$6,795 was approved by the board via email. Funding: R&M Plumbing available balance \$7,821. Motion to ratify approval for the pump rebuilt with a cost of \$6,795 by Vuk Dinic, 2nd motion by Miguel Portu. **Motion unanimously approved 7:05 p.m.**

GENERATOR CONTROLLER REPLACEMENT

The controller system monitors the operation of the engine and generator functions. A generator controller integrates, in one electronic module, an Engine Control unit, a Charging Alternator Monitoring Module, and programmable relays committed to protecting all systems of the diesel power generator. The following proposals were received:

- All Powers Generators (current maintenance provider) \$7,682.60 – Deep Sea Kit
- Florida Detroi Diesel \$24,230 – Detroi is a well-known Generators company.
- The current controller is obsolete; replacement is needed. Proposed funding: R&M Grounds/Landscaping (\$7,147 available balance)

Motion to ratify approval of Generator Controller replacement by All Powers Generators at a cost of \$7,682.60 by Vuk Dinic, 2nd motion by Miguel Portu. **Motion unanimously approved 7:06 p.m.**

COOLING TOWERS REFURBISHING PROJECT – Proposed VFD for Cooling Towers Pumps

The Cooling Towers Refurbishing project was budgeted at \$300,000; the actual cost of the project came out to \$271,361.22.

Continued on page 2

Board Meeting (cont. from page 1)

Manager proposed to the board address the Pump’s VFD (2) with the remaining balance of the budgeted amount. The Pumps VFD are in the first floor Boiler Room, and currently working on bypass: the motors are always running 100%: both VFDs need attention.

A Variable Frequency Drive (VFD) is a type of motor controller that drives an electric motor by varying the frequency and voltage supplied to the electric motor. The VFD helps saving electricity by controlling the motor’s speed depending on the need of it. Also, as both motors wouldn’t be working at full potential, providing long lasting life of it.

Benefits of VFD (Variance frequency Drive):

- Reduced energy consumption, resulting in lower utility costs.
- Reduced maintenance requirements which decrease personnel & equipment replacement costs.

Proposals received by:

- Navas \$43,500 (\$21,750 each)
- ProAir \$29,500 (\$14,750 each)

Motion to approve VFD replacement for the pumps at a cost less than \$28,600 by Vuk Dinic upon further negotiations with Navas, Pro Air and Pyke Mechanical, 2nd motion by Cris Miclat . **Motion unanimously approved 7:21 p.m.**

ROOF REPLACEMENT PROJECT UPDATE

Manager update: SCI contractors are currently working on the NE Stairs Roof Slab replacement and 15R concrete repairs located mainly on the living room ceiling, along with finishing the punch out list of items pointed out by the engineering team: replacement of PH terrace damaged tiles, repairs of fire exit doors, flashing & drains corrections, scuppers, caulking and painting, removal of debris and construction materials, along with other items. We are anticipating closing out this project by the end of this year.

PARKING LOT PROJECT UPDATE

Manager update: All parking lot and underground garage areas have been milled & paved. The remaining work will

“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

be the lines striping and numbered wheel stoppers installation, which is currently coordinated. All Paving contractors have also corrected deficiencies in areas where water accumulates for more than 24-48 hours. The underground garage has incurred an additional cost in the amount of \$14,500 due to the height of the area, the milling machine wouldn’t fit: the asphalt couldn’t get milled; therefore, all asphalt in the area has been removed to soil level and additional cost presented due to additional labor, material and delivery. All Paving contractors will be working on the seawall drainage replacement along with pending work. We are anticipating the project completion by this month, pending the closing of the permits.

The Association has lost 9 parking spaces due to the width of the new parking spaces. As per code, parking spaces shall be a minimum of 8.5 ft in width; the existing parking spaces were about 7.5-8 ft. In the efforts to gain more spaces, 3 parking spaces were created in areas were feasible, in addition to 2 more spaces in the back of the building, which will be designated for EV Charging Stations. All sacrificed spaces will be Association’s rental parking spaces:

- Space #44 (resident reassigned to Association’s space #270)
- Space #80 (Association’s parking space)
- Space #87 (relocated to new space created)
- Space #113 (Association’s parking space)
- Space #128 (resident reassigned to space #242)
- Space #169 (Association’s parking space)
- Space #228 (resident reassigned to space #283)
- Space #229 (resident reassigned to space #233)

Miami Dade County – FL Codes of Ordinance - Dimensions and striping. Off-street parking spaces shall conform to the following dimensions and marking requirements: For the purpose of this article, each parking space shall be a minimum of 8.5 by 18 feet, except that where parking spaces for the disabled are to be provided, they shall be a minimum of 18 feet long and the width and quality shall be in accordance with the Florida Building Code.

RULES & REGULATION VIOLATIONS

Noise nuisance

The board was presented with two violations:
9Q - Residents were playing loud music at late hours of the night. Front desk was notified around 1:30 a.m. on Saturday, December 2, 2023. Security team confirmed the noise disturbance was coming from apartment 9Q. The residents had been told prior occasions to lower the music.

As per Condo Rules and Regulations, section VII, item 3:
“Residents shall exercise proper care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers, or other loudspeakers, so as not

Board Meeting (cont. from page 2)

to disturb the residents of other units. None of the above will be allowed to be operated or played in any unit between the hours of 11:00 p.m. and 8:00 a.m. if the same shall disturb or annoy other residents.”

10A - It has come to management attention that apartment 10A has been renting short term to different individuals. Domingo Alberto Santo Stefano confirmed the short-term rental by indicating to the front desk staff that they rented apartment 10A for 10 days. Following Alberto's departure, other individuals came into the apartment. The unit owner has stated they are guests; however, it has been confirmed that their guests do not seem to know him. Motion to approve violations by Vuk Dinic, 2nd by Miguel Portu. **Motion unanimously approved 8:18 p.m.**

WINDOWS REPLACEMENT

Bids analysis

The following bids had been collected for the windows replacement project.

Existing Single Hung's windows replacement:

- General Impact Window \$3,521,451.23
- Care Construction \$4,291,000
- Signature Impact Windows \$4,857,851.88
- ASP Superhome \$6,152,991.90
- Wind Ready \$6,613,925.65

Horizontal Rollers windows replacement:

- General Impact Glass \$2,683,245.20
- Infinite Windows \$3,169,033.57
- Shield Concepts \$3,759,592.96
- ASP Superhome \$4,227,553.86

Bids presented between General Impact Glass and Infinite Windows based on the Horizontal Roller types of windows, taking into consideration the following:

- Windows Frame painting
- KYNAR - Powder Coating:

AAMA 2604 vs AAMA 2605

- Glass Color: Blue or Gray
- U Factor: Solar Ban vs Regular Tint.

Windows

- AAMA 2604 + Grey Glass
- AAMA 2605 + SolarBan 60 + Grey Glass
- AAMA 2605 + SolarBan 60 + Blue Glass
- AAMA 2605 + Blue Glass
- AAMA 2605 + Gray Glass

General Impact Glass

Infinite

\$2,683,245.20	\$3,169,033.57
\$3,600,000.00	\$3,611,439.44
\$3,705,000.00	\$3,691,448.01
\$3,250,000.00	\$3,292,000.00
\$3,250,000.00	\$3,292,000.00

Solar Ban vs Regular Tint

Solar heat gain coefficient (SHGC) is the fraction of solar radiation admitted through a window, door, or skylight -- either transmitted directly and/or absorbed, and subsequently released as heat inside a home. The lower the SHGC, the less solar heat it transmits and the greater its shading ability.

- Regular: 0.46 = (54 % solar protection)
- SolarBan 60: 0.35 = (65% solar protection)
- SolarBan 60 additional cost of \$550,000

What is a good SHGC rating? 0.30 to 0.60

The U-Factor measures how well the window insulates. While the U-Factor can take any value, in general for windows it ranges from 0.20 to 1.20. The lower the U-Factor, the better the window insulates. Proposed windows have a U-Factor at 1.08.

Motion to pass membership vote on changing the design of the windows to Horizontal Rollers by Joanna Gonzalez , 2nd by Vuk Dinic. **Motion unanimously approved 9:34 p.m.**

ADJOURNMENT

Motion to adjourn by Stephen Biondi, 2nd motion by Vuk Dinic. There being no further business to discuss, the meeting adjourned at 9:35 p.m.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

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.

Rami Boaz License #P17524

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 17, 2024 – Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Jacobo Pares, Stephen Biondi, Karmenchu Santana, Miguel Portu, Vuk Dinic, Melissa Friedman, Cesar Dalmau. **Castle Group:** Gabriel Takata LCAM Property Manager

CALL TO ORDER 7:11 P.M.

ESTABLISHED A QUORUM, 7 out of 9 Board Members present - 7:12 pm.

APPROVAL OF PRIOR MEETING MINUTES 12.06.2023 – Tabled

DOMESTIC WATER PUMP MOTOR

Rebuild Proposals

The Association has three pumps for the domestic water: the main pump and two other pumps, which alternate every other week. One of the pumps haven't been working for a time, which is the backup in case of any of the other two fails. The manager presented proposals for refurbishing by:

- Navas: \$1,800 (Accepted)
- Done Rite Pumps: \$2,190

Proposed funding: R&M Equipment, budgeted at \$7,000 for 2024.

COOLING TOWERS REFURBISHING PROJECT

Proposed VFD for Cooling Towers Pumps

The Cooling Towers Refurbishing project was budgeted at \$300,000; the actual cost of the project came out to \$271,361.22.

Manager proposed to the board address the Pump's VFD (2) with the remaining balance of the budgeted amount. The Pumps VFD are in the first floor Boiler Room, and currently working on bypass: the motors are always running 100%: both VFDs need attention.

Proposals negotiated received by:

- Navas \$28,500 (\$14,250 each)
- ProAir \$29,500 (\$14,750 each)

The subject has been tabled while reviewing the warranty of the proposed replacement.

COOLING TOWERS BACKFLOW REPLACEMENT

PHC reported a humming sound coming from above. Upon A/C technician inspection, the sound is coming from the Cooling Towers backflow, and replacement is recommended. Manager provided proposal by Navas with

the amount of \$3,950. The subject has been tabled while working on a second bid for the replacement.

ACCESS CONTROL

Additional access points & Cost tracking

The cost of the project up to date is \$33,033.60, which includes access control system in the lobby with new intercom, pool gates, parking lot entrance antenna reader and egress sensors, along with corner fences in the seawall and fences repairs in the back of the parking lot and back of the building new intercom and gate repair. Additional access point (fob readers) was presented by Smartsys at a cost of \$10,111 in the following locations:

- Bike Room (1)
- Gym (1)
- Elevators (2)

The subject has been tabled due priorities in place: Security issues in the parking lot area due to theft reported in cars of two residents. Currently, there are not cameras in the parking lot area. Manager has met with the contractor to go over locations of new cameras: a total of 10 cameras might be needed for the parking lot area. The contractor will be working on proposal. It was pointed out by the membership the reinforcement of Front Desk staff training: Guest registration, double the parking lot rounds, visitors check in and professionalism. Manager will be working with front desk employees to go over these issues.

WINDOWS ENGINEERING SERVICES

The Board met with two engineering firms considered for the windows project: S&D Engineering & Construction and Façade & Envelope. Based on the meetings, the board was presented with S&D Engineering & Construction proposal service with an estimated cost.

1. Phase 1 - \$ 2,750 (Site visit, repair quantification and Document review)
2. Phase 2 - \$ 4,250 (Window Replacement Specs, Calculations & Contractor Selection)
3. Project Management: (Worst case scenario based on 8 months of Installation) 27 Hours X \$155 = \$4,185 per week - \$16,740 per month - \$133,920 for 8 months
4. Hurricane damage documentation (\$1,500 per stack - as per conversation with Engineer we have 52 stacks and he will count two stacks as one.) $52/2 = 26$ Stacks X \$1,500 = \$39,000 - Cost negotiated to \$26,000
5. Window water test letter - We have 676 windows opening. It is recommended to test 50% of windows. $338 \times \$150 = \$50,700$ – Cost negotiated to \$42,250

Continued on page 6

HEART HEARING OPEN HOUSE EVENT

Now through February 29th

Get exclusive savings on the latest hearing technology plus receive a complimentary hearing test.



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

**NEVER MISS ANOTHER
"I LOVE YOU!"**

Get fully digital Rx
Hearing Aids from
**RESOUND with LIFETIME
SERVICE starting at**

\$1495 per pair

Resound Key 2

**Experience the love of hearing 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.

Estimated total amount for engineering services - \$230,620. Motion to approve S&D Engineering services for the windows replacement project contingent on attorney contract review by Karmenchu Santana, 2nd by Vuk Dinic. **Motion unanimously approved 8:19 p.m.**

RULES & REGULATIONS

Noise nuisance & Dog's waste

Manager presented to the board with 3 violations.

- 10J Noise Violation 12.27.2023 - Residents in apartment 10J are creating noise nuisance around 4 a.m. Several complaints had been received, in addition to unauthorized dog in the premises.
- 10J Noise Violation 01.05.2023 (2nd Violation) - Residents in apartment 10J are creating noise nuisance at late hours of the night. Several complaints had been received.

As per Condo Rules and Regulations, section VII, item 3: *"Residents shall exercise proper care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers, or other loudspeakers, so as not to disturb the residents of other units. None of the above will be allowed to be operated or played in any unit between the hours of 11:00 p.m. and 8:00 a.m. if the same shall disturb or annoy other residents."*

As per Rules and Regulations, section X. item 2: "Leases are for a period of one year. Management has the right to deny renewal; a copy of any new and/or renewal lease must be on file with the Office." Due to the consistent problems with the residents, the Board of Directors has decided to deny renewal of the lease for the renters in the apartment 10J.

- 8D Dog's waste 12.22.2023 - The dog in apartment 8D was left unattended in the hallway of the 8th floor for several minutes and the dog left waste on the front of the elevators landing.

Violation noted: Rules and Regulations, section XXIV Pets, Item C. Restrictions. Motion to approve violations by Melissa Friedman, 2nd by Cesar Dalmau. **Motion unanimously approved 8:28 p.m.**

POOL DESIGN – Ratification of designer approval & proposed design revision 1

The board was presented with two proposals with two proposals for renderings of the pool design.

- The Visual Mode Renderings and design consultation. The proposal amount totaling \$7,300 (\$2,700 design consulting + \$4,600 3- renders)
- Nathalie Quer - Proposal with the amount of \$3,000 for

(3) renderings and 3D Model - Accepted

Motion to ratify approval of Nathalie Quer for pool design renders services by Vuk Dinic, 2nd by Miguel Portu. **Motion unanimously approved 8:31 p.m.**

Manager presented to the membership the pool design renders revision 1 and revision 2, showcasing the same pool layout, modifications made in the back of the pool landscaping, additional sabal palms planters mirroring existing. Pending to finalize materials to be used.

Motion to approve pool design revision 2 by Stephen Biondi, 2nd by Vuk Dinic. **Motion unanimously approved 9:02 p.m.**

LANDSCAPING PROJECT – Bids analysis

Manager presented to the board with two bids for landscaping and additional irrigation system throughout the Seawall line. The bids and design presentation includes the following:

- Front of the building landscaping and center island with three level bushes.
- Seawall line Seagrape bushes and irrigation system.

Proposed plants were considered based on low maintenance, cut and trimming and Florida weather resistance. More information found on Landscaping Project update, found on My Green Condo for all unit owner's access.

Planting, Labor & Delivery:

- East Everglades - \$81,170
- La Carreta Farm - \$75,610

Irrigation system estimated cost - \$20,768

Project estimated cost including contingencies: \$120,000.

Point of discussion:

Seagrape water consumption:

- The sea grape is drought-tolerant but should be watered if grown in a container; once transferred to the ground, watering is not necessary as long as you live in a tropical area with lots of rainfall, but regular watering can help it grow fuller. Seagrape needs 0.8 cups of water every 9 days.
- Seagrape can tolerate salt water, mostly found by the seawall line when the tide is high.

FINANCIAL REPORT

Dorothy Baier went over November's financials as follow:

- Operating Account funds - \$544,398.49
- Operating Account funds (Square) - \$21,972.18
- Operating Money Market – Popular Bank - \$100,990.29
- Reserves Funds - \$147,165

Board Meeting (cont. from page 6)

- Reserve Funds - Money Market account (Shapiro Raymond James Partners) - \$400,000
- Security Deposits - \$81,375.00
- Debt Service (reserve funds as per Loan request) - \$186,719.65
- Due (To)/From Reserves (38,882.00)
- Due to SPA (436,237.30)
- Holidays funds collected: \$7,072 (employees' bonus)

Manager went over Special Assessment Cost Tracking:
LINE OF CREDIT / LOAN \$11,900,000

On March 11, 2022, the Association was approved for a loan with the total amount of \$11,900,000 through Popular Bank with the following terms:

- Line of credit (2 years) from 03.14.2022 through 03.14.2024 at 3.95% interest only payments.
- Loan Conversion (15 years) starting on 04.01.2024 through 04.01.2039 at 4.8% - payments & principal payments.

The project was divided in two phases of Special Assessment as follow:

PHASE 1 - \$5,200,000

- Sea Wall - \$2,500,000
- Roof Replacement - \$1,500,000
- Fire Alarm Panel - \$160,000
- Elevator Cab Remodel - \$150,000
- Cooling Tower Refurbishment - \$300,000
- Professional Fees - \$590,000

PHASE 2 – TBD

- Parking Lot
- Pool Renovation
- Windows Replacement
- Landscaping
- Professional Fees

Special Assessment #1 Cost Tracking and update

- Sea Wall - \$2,411,727.82 (Actual Cost) – The work has been completed and contractor is working on closing the permits.
- \$1,225,000 Shoreline Contract
- \$208,400 Change Orders: \$130,000 (Sewer Portion) + \$78,000 (Drainages)
- \$193,394.64 Seawall Permits Cost
- \$784,733.18 Materials
- Roof Replacement - \$1,620,805.67 (Actual Cost) – The work has been completed and permits are closed and on file.
- Fire Alarm Panel - \$165,000 (Estimated Cost) - The work has been completed and the contractor is working on passing the city’s inspection and close the permits.
- Elevator Cab Remodel - \$150,000 (Estimated Cost) –

Elevator #1 in progress.

- Cooling Tower Refurbishment - \$299,861.22 (Actual Cost) – The work has been completed. Pending VFD pumps added (\$28,500 Nava’s pending BOD Approval)
- Professional Fees - \$490,000 (Estimated Cost) / \$468,246.84 (Actual Cost)– Including:
 - Roof Engineering Expenses \$142,409.93 (Falcon Group)
 - Roof Professional Services \$77,816.29 (PH’s & 15R Stucco repairs and Finishes)
 - Seawall Engineering Expenses \$38,711.34 (Green Coastal Engineering & Dynamic Earth – Vibration Engineer)
 - Valet Services: \$142,236
 - Engineering Professional Services \$14,310.94 (Falcon Group – Exterior Façade Investigations)
 - Access Control & Access Gates repairs \$33,033.60 (Smartsys & RCE)
 - Balcony Railing Glass Replacement (3) \$6,329.74
 - ELSS Report \$13,400 (Fire Code Pro)

ADJOURNMENT

Motion to adjourn by Stephen Biondi, 2nd motion by Vuk Dinic. There being no further business to discuss, the meeting adjourned at 9:42 p.m.



**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



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
 - Framing, Drywall & Finishes
 - Mirror Installation
- EST. 1980

- 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 3/31/2024



Receive a 15% discount on any remodeling job!

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

**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



SOLD

Call Now!
Rosa Jacquelin
(786) 239-1283



*Love Where
You Live!*



www.SignatureHomesOfMiami.com