

# COASTAL NEWS



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

Volume 11 Issue 7

April 2024

## BOARD OF DIRECTORS

**President**..... Richard Parker  
**Vice President** ..... Pablo Guedez  
**Secretary**.....Jonathan Knowles  
**Treasurer** .....Christian Gomez  
**Director** ..... Brando Grillet  
**Director** ..... Norha Garcia  
**Director** .....Mauro Sangio

## PROPERTY STAFF

**Property Manager**..... Will Vega  
CTCAmanager@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

## Message from the Board President

Dear Residents,

Spring is in the air, and we are doing our Spring Cleaning and bringing about positive changes. At the April 16th Board Meeting we officially set a permanent mission statement for this Association, and it reads as follows:

The Primary Objectives of the Coastal Towers Condominium Association Board from this day forward will be:

- To maintain, protect, and always work to enhance the quality of life for our community members.
- To enhance the lifestyle of the community by consistently improving our assets to increase property values.
- Provide a harmonious atmosphere of understanding and cooperation between our members and the Board of Directors.

Adopted by the Board of Directors on April 16th, 2024.

In addition, the Board voted and approved major items that included:

- Increasing guest parking charges to \$10 and to increase boat dockage for non-owners to \$15 per sq foot.
- To implement Electronic Voting on all elections from this day forward in order to give an opportunity for every unit owner to vote, no matter where they are in the world. The cost is \$500 per election total cost which should be a substantial cost savings.
- Erect a fully permitted lighted front entry sign in front of the guard house so that everyone can identify the building as “Coastal Towers” with upscale signage that beautifies our entry area not to exceed \$20,000.
- Immediately initiate all aspects of the hallway restoration project including approving such items as cleaning and polishing all back areas, painting all the walls with a texture, lighting, new tile carpet, air conditioning ducts, and other other improvements deemed necessary at a cost not to exceed \$275,000 in material costs. Our staff will perform most of the labor.
- Change the lobby marble flooring to a matte finish and to be sealed properly to prevent the constant humidity stains at a cost not exceeding \$35,000.
- Require that no unit owners may put a floor covering on their balcony once the waterproofing is finished as any such coverings would void the long-term warranty.

*Continued on page 2*

**Message from the President** (cont. from page 1)

- Require that unit owners be responsible for any air conditioning units outside on their terrace that are in obvious disrepair as reported by the air conditioning contractor performing the necessary temporary removals and reinstallation of these units. Any air conditioning units that are in poor condition must either be replaced by the unit owner immediately with their own choice of air conditioning contractor at their own cost, or they may retain the air conditioning contractor performing the work for the association at their own cost. The 50 year project must continue and no delays due to air conditioning units that are in poor condition will be tolerated beyond a 7 period, as they must be replaced.
- Other items that were more managerial in nature but approved by the Board:
- Terminate Otis Elevator immediately and hire Orange Elevator, at a lesser fee per month, with a contract that has a 60-day termination in the event of non-performance.
- The termination of the current lawn company, and to hire Nelson Landscaping, with included landscape design consultations, at the same cost as our former landscaper.

Involved, interested, and motivated Board members will continue to move forward this year to bring positive changes to Coastal Towers. Again, we're a community and working together we will take this "diamond in the rough" building and make it shine!

Please bring any comments and suggestions down to the office and I promise you we will review each and every one. Anything that makes logical sense, we will bring up at the next Board meeting.

We are assessing the 50-year project on an ongoing basis, especially costs, and will report to the membership more information at the next meeting. The goal is to complete the project before the holidays in December. We will also discuss the sectioned off area at the pool area as we have asked for a report that should be submitted to us soon.

Thanks for your support.

Richard Parker, President  
Coastal Towers Condominium Association

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**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.



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