

HOLLYWOOD STATION RESIDENCES Monthly Newsletter

A Newsletter for the Residents of the Lofts at Hollywood Station Condominium Association

Volume 11 Issue 8

June 2024

**THE LOFTS AT
HOLLYWOOD STATION**
C/O MIAMI MANAGEMENT, INC
2100 Van Buren Street
Hollywood, FL 33020

Management Office is located
on the Second Floor

**PROPERTY STAFF
Manager**

Andrea Diaz

andiaz@miamimanagement.com

Maintenance

Alberto Gonzalez

Weekend Janitorial

Anthony Herrera

IMPORTANT NUMBERS

Management..... 954-653-2255



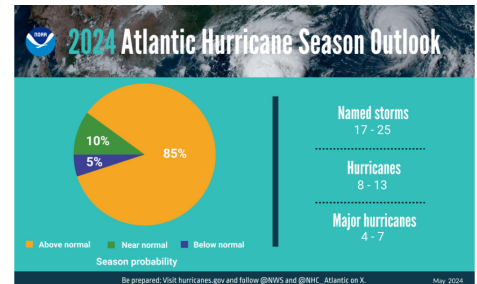
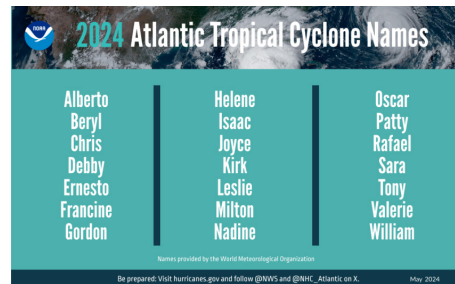
REMINDERS AND TIDBITS FOR THE MONTH OF JUNE 2024

HURRICANE SEASON 2024

The time has arrived! Hurricane Season 2024 has officially started. NOAA National Weather Service forecasters at the Climate Prediction Center predict above-normal hurricane activity in the Atlantic basin this year. NOAA's outlook for the 2024 Atlantic hurricane season, which spans from June 1 to November 30, predicts an 85% chance of an above-normal season, a 10% chance of a near-normal season and a 5% chance of a below-normal season.

NOAA is forecasting a range of 17 to 25 total named storms (winds of 39 mph or higher). Of those, 8 to 13 are forecast to become hurricanes (winds of 74 mph or higher), including 4 to 7 major hurricanes (category 3, 4 or 5; with winds of 111 mph or higher). Forecasters have a 70% confidence in these ranges.

The upcoming Atlantic hurricane season is expected to have above-normal activity due to a confluence of factors, including near-record warm ocean temperatures in the Atlantic Ocean, development of La Nina conditions in the Pacific, reduced Atlantic trade winds and less wind shear, all of which tend to favor tropical storm formation.



Please keep in mind that once a warning hits, the elevators will be shut down for safety reasons, so all preparations need to be made during the Watch or before.

If you have not received the Hurricane Manual, please contact Management to obtain one via email. Stay safe!

Unit Keys: (Hurricane Season)

Management should have a set of working keys for all 93 units. This is for emergency maintenance purposes such as fire, flood/leak etc. Section 17.27 of Declaration of the Condominium Documents informs, "...it shall be the

Published monthly at no cost for The Lofts at Hollywood Station 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.

Continued on page 2

Reminders (cont. from page 1)

responsibility of all Unit Owners / Tenant to deliver a set of keys to their unit to the Association to use in performance of its functions. No owner / tenant shall change locks to its unit without notifying the Association and delivering to the Association a new set of keys to such unit.”

Considering hurricane season is here management will be conducting an audit of all unit keys and will be contacting you if we do not have a current copy. If you have changed your unit key in 2023 please ensure that you provide management with a current copy of your key.

Claves de unidad:

La gerencia debe tener un conjunto de claves de trabajo para las 93 unidades. Esto es para fines de mantenimiento de emergencia, tales como incendios, inundaciones / fugas, etc. La Sección 17.27 de la Declaración de los Documentos del Condominio informa, “... será responsabilidad de todos los Propietarios de la Unidad entregar un juego de llaves a su unidad a la Asociación para usar en el desempeño de sus funciones. Ningún propietario deberá cambiar las cerraduras de su unidad sin notificar a la Asociación y entregar a la Asociación un nuevo conjunto de llaves para dicha unidad “.

Teniendo en cuenta que la temporada de huracanes está aquí, la gerencia llevará a cabo una auditoría de todas las llaves de la unidad y se comunicará con usted si no tenemos una copia actual. Si ha cambiado la clave de su unidad en 2019/2020, asegúrese de proporcionar a la administración una copia actual de su clave.

Silence is Golden

Please remember there is an Association designated “Quiet Time” between the hours of 11:00pm and 8:00am; whereas no Resident shall do anything which may become an unreasonable annoyance or nuisance to any other Resident. In addition, during the designated time; please refrain from playing any musical instruments, televisions or radios which may disturb others. While we appreciate your compliance with the docs, rules & regulations; your neighbors appreciate it more.

Pest Control

Do you see an occasional little pest running around your Unit? If so and

you are a Tenant, please make sure to notify your landlord so the proper action can be taken. There is a possibility that this may be covered in your Lease. If you are an owner, you are required to hire your own Pest Control for the inside of your unit. It is very important that Pest Control services be completed within the Units so the building can continue pest control upkeep of the Common Areas. We truly appreciate your cooperation.

Management of Operation -June 2024

Please note that the management office will be closed June 20 -June 24, 2024.

Questions?

If you have any questions regarding the Rules or Regulations, any concerns about the property send a written request to your Property Manager via email at andiaz@miamimangement.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

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

Condo Resident Perks!

Now through June 30th!

Now Hear This
SUMMER SAVINGS SALES EVENT



Exclusive Offers for Condo Residents!

Get \$1000 OFF

Towards the purchase of a new pair of **Starkey Genesis AI** or **Signature Series Rx** hearing devices.¹ Genesis AI hearing aids feature a waterproof design & rechargeable battery that can last up to 51 hours on a single charge.² Signature Series offers clear, true-to-life sound in advanced technology custom fit to hide discreetly in your ear.



Or get fully digital Rx Hearing Aids from Resound with **LIFETIME SERVICE** starting at **\$1495 per pair** Resound Key 2



Melanie Plotkin, H.A.S., Hearing Aid Specialist
Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

WE SPECIALIZE IN SECOND OPINIONS!

CALL US TODAY!

(888) 272-9589



Over 33 locations throughout Florida, Georgia, South Carolina, Maryland & New Jersey.



19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**
www.HearAgainAmerica.com



1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.
2. RIC model.

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*

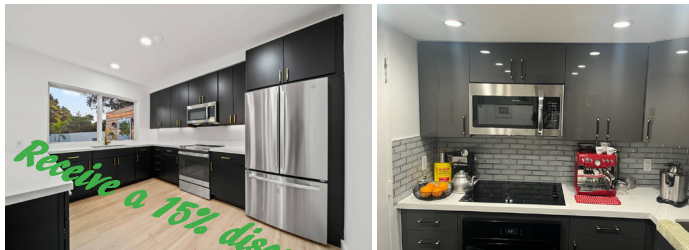
Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC948S00437
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
 - 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 7/31/2024



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.

WANTED

PRINT JOBS

anything that puts ink on paper

Denizens | Businesses
Club Promoters | Schools
Restaurants | County | City
Celebrations • Obit Books • Biz Cards
Promo Materials • Brochures
Announcements • Posters-Banners
Vehicle Wraps

Condo/HOA Services
Residential or Commercial
Voting/Election Packages
Annual Notices (w/ affidavits)
Letterhead • Property Signage
Stickers & Decals • Window Lettering
Newsletters • Binding

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net
786-223-9417

for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL***