

# COASTAL NEWS



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

Volume 11 Issue 11

August 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,

Hope everyone is having a great summer.

It's almost at the height of Hurricane Season, and already we have some storms dancing around in the Atlantic Ocean. Please be sure in the event of a storm to have your plan in place to evacuate. As you know Coastal Towers is in a mandatory evacuation zone and emergency services will be limited, and possibly non-existent in the event of a serious storm.

### UPDATES:

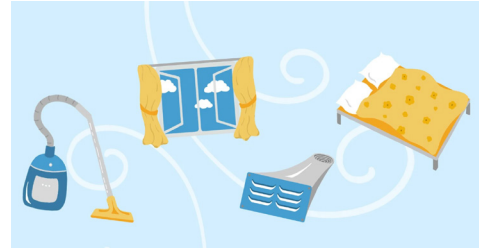
1. The always "Elephant in the Room" 50 year concrete restoration is still moving along. I've scheduled bi-weekly meetings to keep the contractor and the engineering firm on point. Our goal is to finish this project before the end of the year. Many residents ask when this will be over. It is a huge necessary inconvenience, and it will unfortunately continue to be one. But we must finish this as it is required.
2. All pool repairs have been made, and Miami Dade Health Department has been asked to finalize an inspection so we can re-open. The pool has been closed for a ridiculous amount of time. Board members are now involved to try to help expedite the process to re-open.
3. The restaurant opening has been delayed pending the restaurant placing in a new grease trap, as required by law.
4. The Hallway LED lighting and wall project is continuing with our staff. Once the lighting and walls are done, we will be placing in a very sturdy flooring which hopefully will last a very long time.
5. Our new parking system has resulted in the removal of approximately 40 illegally parked cars on the property.
6. The service elevator motor burnt out, which is the reason for the outage. With the heat in the area, the motor could not take the workload. We are replacing the motor ASAP.
7. Please look for notices for our next Board meeting, which will take place on both Zoom and in-person.

As always, if you have any questions or concerns, please contact the management office.

## CLEAN YOUR INDOOR AIR

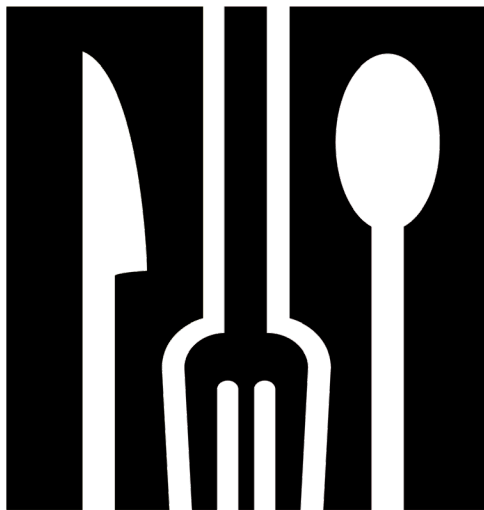
Have you noticed that the air in your home is not as clean and fresh as it should be? These tips will help you breathe easier!

- When cooking or cleaning, keep your windows open as much as possible.
- When cooking on the top of the stove, cover pots and pans, especially when frying. Use the ventilating fan under the hood of the stove when cooking.
- Use the bathroom exhaust fan or open a bathroom window when steam is present.
- Make sure your vacuum cleaner is working properly and does not blow dust back into the room. Change vacuum cleaner bags frequently.
- Use doormats at each entrance to your home to collect dirt and dust before it enters your home.
- Dust your home regularly and clean large flat surfaces several times a year.
- Vacuum and sweep regularly.
- Clean and change the filters on any humidifiers or air-filtration systems regularly.
- Wash all bedding in hot water weekly.
- Use non-toxic cleaning products and don't mix different types of cleaning solutions together.
- Place some houseplants in your home. They remove toxins from the air.
- Don't smoke inside your home.



## LOOKING TO HIRE A CHEF FOR YOUR EVENT?

Allow us the pleasure of preparing a personalized culinary experience in the comfort of your home, or let us expertly plan and execute your next corporate gathering or birthday celebration.



**the kosher chefs**

- **SHABBOS IN A BOX**
- **CHEF & WAITER SERVICES AVAILABLE**
- **WE CUSTOM CREATE EXCLUSIVE DISHES**
- **KIDDUSHIM FOR YOUR SHUL SIMCHAS OR TIKUN**
- **MASHGIACH TEMIDI AVAILABLE UPON REQUEST**
- **REFERENCES AVAILABLE**
- **EVENT CATERING AVAILABLE**

**info@thekosherchefs.com**  
**954.281.9012**

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

# 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.

## Mom & Daughter Beauty Salon



400 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.



PATRICKJAIMEZ PA

Mobile (786)-277-7355

patrickjaimez@gmail.com



GLOBAL LUXURY

Hablo Español/Falo Português  
Selling Real Estate for over 20 years!

## FEATURED PROPERTIES



10261 E Bay Harbor Dr #301  
(Boat slip inc.) 2 B/ 2.5BA,  
1960 sqft \$2,850,000

9341 E. Bay Harbor Dr #PH 7-D  
2B/2.5BA, 1510 sqft  
\$670,000

## THINKING OF BUYING OR SELLING?

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.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



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.

Ram/Boatz License #PT17524

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**

NEW PATIENT SPECIAL \$79  
(D0210, D0150, D1110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626  
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

dredyaguerradds@gmail.com

[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

## WANTED

PRINT JOBS anything that puts ink on paper

Denizens | Businesses | Club Promoters | Restaurants | 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 • Binding

Contact Marc (the newsletter guy)

cgpimarc@earthlink.net | 786-223-9417

# GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company. To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.

### Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?



Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

# 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 Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation



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



Painting & Services Unlimited Lic. CC948S00437  
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

- 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 9/30/2024