

THE VOICE OF CORONADO



Volume 10 Issue 6

A Monthly Newsletter for the Residents of Coronado Condominium

July 2024

Coronado Condominium Association, Inc

20301 W Country Club Drive
Aventura, Florida 33180

ASSOCIATION OFFICERS

President Frank Hernandez
Vice Pres. ... Richard Boscardin
Secretary Ildiko DeBolt
Treasurer Lidia I. Divitto
Director Gary Aminov
Director Jonathan Melnick
Director Vanya Hrynyak
Director Francisca Wildi
Director Amy Kaplan

PROPERTY STAFF

Managed By: KWPMC

Manager Dan Santana
manager@coronadocondofl.com
Admin Erika Torres
apm@coronadocondofl.com
Chief Engineer John Cortez
eng@coronadocondofl.com

IMPORTANT NUMBERS

Main 305-931-5900
Fax 305-931-5902
Security 305- 466-6182
Cust. svc 954- 843-2526

OFFICE HOURS

Mon- Fri 9am-5:00pm

Published monthly at no cost for
Coronado Condominium by Coastal
Group Publications. 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.

GREETINGS FROM THE PRESIDENT

Dear Residents,

Our transition team continues to work towards completion, and our new property manager, Dan Santana, is diligently working with his team to restore Coronado to its prime condition.



Accounting and Legal Updates:

- The accounting transition is progressing, with some additional steps due to unresolved questions from previous management companies.
- We will soon provide updated insurance information from our agent, Magdalena at Brown and Brown Insurance Agency.
- Updated legal information from our association attorney will be made available to the public.

Property Improvements:

- A new phone system will be ordered by the property manager.
- The electronic message boards will soon be functional.
- We have increased trash and recycling pickups without incurring additional costs.
- Significant improvements across Coronado are ongoing and visible.

Parking and Safety:

- We appreciate your patience in relocating parking spaces during the ongoing construction on the ground and second levels of the parking garage.
- Please remember that the speed limit within Coronado is FIVE (5) MPH.

Upcoming Board Meeting:

- On July 30, 2024, we will hold an open board meeting with a presentation from our owner's representative on major projects, including detailed updates on current and future initiatives.

Continued on page 2

President (cont. from page 1)

Concrete Restoration Project:

- Restoration work is progressing towards the swimming pool pump room on the second level of the parking garage, particularly underneath the swimming pool.
- Repairs to the expansion joints in the top-level decking areas will commence soon.
- Work zones are clearly marked with appropriate signs, including “Tow Zones.”

Ongoing Maintenance and Operations:

- Dan Santana, Property Manager; Erica Torres, Assistant Property Manager; and John Cortez, Chief Engineer for Maintenance, along with their staff from KWPMC, are managing daily operations and maintenance.
- Nita, our security company’s supervisor, and her team diligently conduct unit owner violation investigations when required.

- Falcon Engineering Group staff continues its monthly structural inspections of the parking areas and the 50-year certification process.
- The Townhouse Hallway renovation project’s final checklist is nearing completion, and we will notify you once we receive final approval notices from city and county inspectors.

Contact Information: Please report any concerns regarding day-to-day operations or maintenance issues to Coronado’s Administration office or the Property Manager.

Thank you for your understanding and cooperation.

Respectfully,

Frank Hernandez – President

Sell your unit for TOP PRICE



SCAN ME!



Helena Grossberg, MBA
Licensed Real Estate Broker
REALTOR® & Notary



CALL (954) 809-5318

English | Español | Português

If you want to invest, buy, or sell your unit, work with someone that has experience. We can also help you with mortgages and refinancing.
DO IT WITH CONFIDENCE.

www.HelenaGrossberg.com
ALM Realty & Services, Inc.

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

Cowboy Coleslaw

- 1 (16-oz) package shredded coleslaw mix
- 1 (15- oz) can black beans, drained and rinsed
- 1 1/2 cups frozen corn, thawed and drained
- 1 cup diced red bell pepper
- 1/2 cup chopped fresh cilantro
- 1/4 cup finely diced & seeded jalapeno
- 1/2 cup mayonnaise
- 1/2 cup sour cream
- 1/4 cup fresh lime juice
- 3 tablespoons canned adobo sauce
- 1 tablespoon taco seasoning mix
- 2 teaspoons kosher salt
- 1 teaspoon ground cumin
- 1/4 cup thinly sliced scallions
- lime wedges, for serving

In a large bowl, toss coleslaw mix, black beans, corn, red bell pepper, cilantro, and jalapeno until well combined. Whisk together mayonnaise, sour cream, lime juice, adobo sauce, taco seasoning mix, salt, cumin, and paprika until smooth and evenly combined. Pour dressing over prepared coleslaw mixture. Toss until well combined. Garnish with scallions and serve with lime wedges. Serve immediately or cover and refrigerate for up to 12 hours.







PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
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



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.

"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

7441 Wayne Ave
PARKVIEW POINT - #15B



SOLD

Call Now!
 Rosa Jacquelin
 (786) 239-1283

Video Tour: www.SignatureHomesOfMiami.com

Love Where You Live!



THUNDERSTORM SAFETY

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

DIAMOND REMODELERS

Full Service Contractors



@DIAMONDREMODELERS

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”

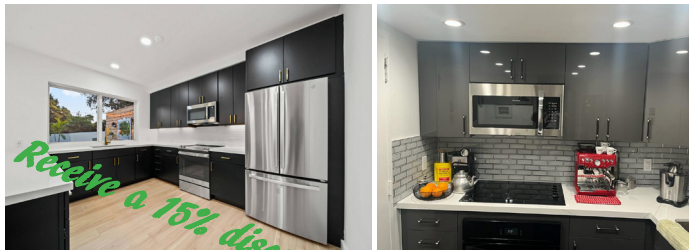
PAINTING & SERVICES UNLIMITED

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

- 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 8/31/2024



Receive a 15% discount on any remodeling job!

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

Published monthly at no cost for Coronado Condominium by Coastal Group Publications. Contact CGP at 305-981-3503 or www.cgnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.