



# VENETIA Newsletter

*A Newsletter for the Residents of the Venetia Condominium Association, Inc.*

Volume 1 Issue 8

July 2024

**VENETIA  
Condominium Association, Inc.**  
555 N.E. 15th Street  
Miami, Florida 33132  
(305) 373-5900

**MANAGEMENT COMPANY**  
Castle Group  
(800) 337-5850  
[www.castlegroup.com](http://www.castlegroup.com)

**BOARD OF DIRECTORS**  
**President**..... Rick De La Guardia  
**Vice President** ..... Mark Topley  
**Treasurer** ..... Mark Topley  
**Secretary**..... Mark Topley  
**Director** ..... Alicia Garcia

**PROPERTY STAFF**  
**Manager** ..... Bryan Hoyos  
*manager@venetiamiami.com*  
**Asst. Mgr.** ..... Joanna Shymkova  
*asst@venetiamiami.com*  
**Admin Asst.** ..... Susan Felder  
*admin@venetiamiami.com*  
**Maint. Sup.** ..... Sergio Rodriguez

**OFFICE HOURS**  
**Monday- Friday** ..... 9am - 5pm



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

## MESSAGE FROM THE MANAGEMENT

Dear Venetia Residents,

We hope this message finds you well. Be advised that a member from the management office and the maintenance department will be conducting unit inspections starting on Tuesday, July 30th, 2024. We are anticipating this project will take 4 weeks to complete as we coordinate inspections for 3 floors per day.

The purpose of this inspection is to check shut-off valves (toilet, vanity sink, kitchen), A/C closet (support brackets, drain pans, hose connections, water heater), impact windows and doors (ensure door locks & slides on tracks), as well as inventory of washers & dryer installations.

We kindly ask that pets are safely secured during the inspection to ensure their comfort and safety, as well as the convenience of the inspector. Please ensure access to all rooms inside the unit is available for the duration of the inspection.

We appreciate your cooperation in facilitating these inspections. They play a critical role in maintaining high property standards, ensuring compliance with association rules and regulations, and conducting necessary preventative maintenance measures. Your assistance in ensuring the smooth execution of these inspections is invaluable to the overall upkeep of our community.

Should you have any questions or require further information, please do not hesitate to contact us at (305)-373-0557.

Thank you for your attention to this matter.  
Management

### SCHEDULED DATE FLOOR

Tuesday, July 30, 2024..... TS, PH ,33  
Wednesday, July 31, 2024..... 32, 31,30  
Thursday, August 1, 2024 ..... 29,28,27  
Tuesday, August 6, 2024 ..... 27,26,25  
Wednesday, August 7, 2024 ..... 25,24,23  
Thursday, August 8, 2024 ..... 22,21,20  
Tuesday, August 13, 2024 ..... 19,18,17,  
Wednesday, August 14, 2024 ..... 16,15,14,  
Thursday, August 15, 2024 ..... 12,11,10  
Tuesday, August 20, 2024 ..... 9,8, TH  
Wednesday, August 21, 2024 ..... 6,5,4

## Did You Know?: Blueberry Trivia

- Early American colonists tinted their paint grey by boiling blueberries in milk to extract the pigment.
- Blueberries have been commercially cultivated only since the early 20th century, when the USDA helped develop new improved varieties.
- After the strawberry, the blueberry is the second most popular berry in the U.S.
- Over 200 million pounds of blueberries are grown commercially each year.
- The blueberry is the official berry of Nova Scotia.
- North America produces about 90 percent of the world's blueberries.
- About 25 percent of all the blueberries produced in North America are grown in Maine. Maine is also the largest producer of wild blueberries in the world.
- Ninety-nine percent of Maine's wild blueberry crop is frozen.
- The pigment in blueberries produces antioxidants that neutralize free radicals.
- Blueberries, concord grapes, and cranberries are the three native North American berries.



**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](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)

# WANTED

## PRINT JOBS

anything that puts ink on paper

**Denizens | Businesses | Club Promoters  
Schools | Restaurants | County | City**  
Events • Reunions • Graduations • Obit Books • Weddings  
Promotional-Branding Materials • Announcements  
Biz Cards • Pamphlets • Brochures  
Yearbooks • Posters-Banners • Vehicle Wraps

**Condo/HOA Managers/BODs  
Mgmt Companies-Residential or Commercial**  
Voting/Elections Packages • Annual Notices (w/ affidavits)  
Letterhead • Complete Property Signage  
Parking/Scooter/Bicycle Stickers and Decals  
Window Lettering-Wraps • Newsletters • Binding

**CONTACT MARC** *(the newsletter guy)*

[cgpimarc@earthlink.net](mailto:cgpimarc@earthlink.net)

**786-223-9417**

*for a no obligation quote on your next print job*

**\* NO JOB TOO BIG OR TOO SMALL \***

*Tight time lines, rush jobs ...*

*we'll do our best to help meet your commitments.*



## 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.





**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.

Remi Boaz License #P119224





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.**

**“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](http://www.cgpnewsletters.com)

**7441 Wayne Ave**  
**PARKVIEW POINT - #15B**







Call Now!  
**Rosa Jacquelin**  
**(786) 239-1283**

*Love Where You Live!*

Video Tour: [www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

# 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

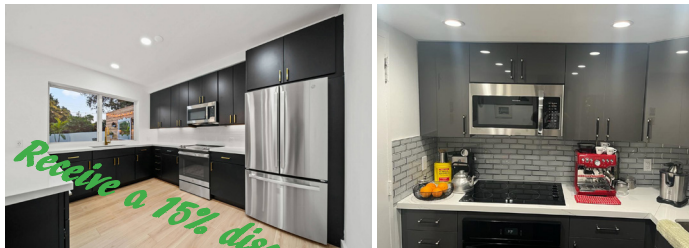
#### REMODELING • INSTALLATIONS

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



#### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



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



Painting & Services Unlimited Lic. CC94BS00437  
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 8/31/2024