

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 12 Issue 2

November 2024

BOARD OF DIRECTORS

President..... Richard Parker
Secretary.....Jonathan Knowles
TreasurerChristian Gomez

PROPERTY STAFF

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Security Sup. Consuelo Polony
coastaltowersasstoffice@gmail.com

IMPORTANT NUMBERS

Main 305-945-6326
Fax 305-944-7341
Security/Lobby..... 305-945-2471
Security Gate..... 305-944-5778
Email .. *office@mycoastaltowers.com*

OFFICE HOURS

Mon. - Fri...... 8:30 AM-4:30 PM
Closed 12:00 PM-1:00 PM



COASTAL TOWERS
Condominium Association, Inc.
400 Kings Point Dr,
Sunny Isles Beach, FL 33160



Message From the Board Secretary

Dear Residents of Coastal Towers

October was a month of solid progress on the physical, financial and digital aspects of Coastal Towers.

On the physical front, air conditioning was a major focus as we did essential repairs to the two units that cool the common parts of the building; plus installed cooling capacity in the locations that house the elevator motors and the water pumps. We also have begun work on prepping the area in which – if Association members consider it a good use of funds – we are considering installing automated package lockers so your packages can be delivered directly to an individual locker that you will be able to open using a text or QR code.

In other areas, progress is slower than we would wish – the concrete restoration work has finally reached the 31 line which is the limit of the work done by the previous contractor. Now there is no longer the need to document prior defective work, we are optimistic that we will see an acceleration in the pace of NCP's work.

We have completed all the work required on the pool but anticipate that we will not receive permission to reopen until early December. It is no consolation, but we have learned that Coastal Towers is one of nearly 50 buildings whose pools have been required to close until they demonstrate compliance with the new health and safety standards.

Continued on page 2

Message from the Secretary (cont. from page 1)

On the financial front, we have addressed the issues caused by the former building manager having chosen to operate without a bookkeeper between March and August. I am happy to report that the Association accounts are now fully up to date, providing us the information required to develop a realistic 2025 budget. At the members' information evening on 30 October, the Association President indicated that the Board hopes to recommend a minor reduction in the monthly maintenance fee for 2025 based on our expectation that the insurance costs of the building will decline significantly once the recertification process is finally completed.

On the digital front, we are happy to report that Coastal Towers has a new website at: <https://mycoastaltowers.com>

The "Owners" page of the website contains a link to the "Owner Portal" which allows Association members to access six years of digital records of the building. Any owner can now view and download official Association files such a Board minutes, monthly financial statements, and the audited accounts. Within the next month, we anticipate being able to launch the capability for electronic voting (this will supplement – not replace – your ability to vote using the traditional paper ballots). By early next year, we want to enable each unit owner to review their individual account statement with the Association.

November is shaping up to be a busy month. Please watch out for communications over the next few weeks relating to three main topics:

1. Consent to electronic voting (this will be in the form of a DocuSign link so you will not need to download, sign, scan and send back the fork
2. 2025 budget
3. 2025 election (as in prior years, the election will take place in mid-January so we will be sending out information by mid-November)

As noted above, the innovation this year is that we will be enabling electronic voting alongside the traditional paper ballot system. We are hoping for a strong turnout so that the 2025 Board enjoys the confidence that it will represent a larger proportion of the membership than was the case in prior years.

We are anticipating a busy holiday season this year so we ask for your help in managing this from a parking perspective. If you are a seasonal resident, please send a message to office@mycoastaltowers.com with the approximate dates that you will be here so we can ensure your parking space is available. If you are planning to host a party over the holidays, please ask your guests to park in the parking lot of the 163rd Street plaza (the one with the Winn Dixie and TJ Maxx) and ride share for the final mile.

Finally, please can I remind everyone that Coastal Towers does not permit commercial short stays of the type offered through Airbnb, VRBO or other similar platforms.

In late breaking news, the three remaining "legacy" Board members (Pablo Guedez, Nohra Garcia and Brado Grillet) resigned on 7 November. We thank them for their service.

Your secretary
Jonathan

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PEST CONTROL

Tuesday's starting at 9:00 am

1st Tuesday of the Month:

Floors 16 thru 12

2nd Tuesday of the Month:

Floors 11 thru 8

3rd Tuesday of the Month:

Floors 7 thru 4

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Floors 3 thru 1

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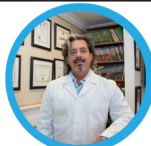


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Contact Marc (the newsletter guy)

cgpimarc@earthlink.net | 786-223-9417

DID YOU KNOW?

- The Mayflower had a partner ship when it sailed in 1620. The Speedwell also started the trip for the New World, but was forced to turn back because it leaked so badly.
- At the first Thanksgiving feast, the guests brought most of the food. When the Native Americans arrived, there was not enough food for everyone and the Wampanoag chief, Massasoit, sent his men home for more supplies.
- The party lasted for three days. The Pilgrims and their guests spent the time playing games, shooting guns, and of course, eating.
- It was two years before the Pilgrims had another “thanksgiving” celebration, this time to commemorate the end of a drought.



GIVING THANKS

(Author Unknown)

For the hay and the corn and the wheat that is reaped,
 For the labor well done, and the barns that are heaped,
 For the sun and the dew and the sweet honeycomb,
 For the rose and the song and the harvest brought home

—
Thanksgiving! Thanksgiving!

For the trade and the skill and the wealth in our land,
 For the cunning and strength of the workingman’s hand,
 For the good that our artists and poets have taught,
 For the friendship that hope and affection have brought

—
Thanksgiving! Thanksgiving!

For the homes that with purest affection are blest,
 For the season of plenty and well-deserved rest,
 For our country extending from sea unto sea;
 The land that is known as the “Land of the Free” –
 Thanksgiving! Thanksgiving!

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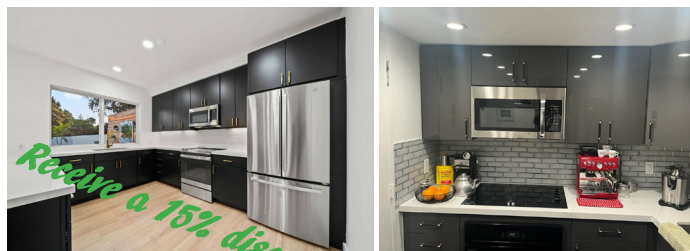
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