

THE VOICE OF CORONADO



Volume 10 Issue 11

A Monthly Newsletter for the Residents of Coronado Condominium

December 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**

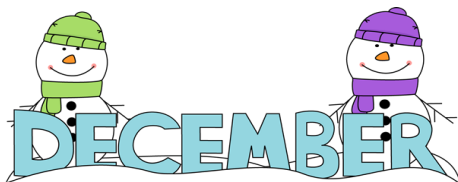
Manager Dan Santana
manager@coronadocondofl.com
Admin Erika Torres
apm@coronadocondofl.com
Chief Engineer John Cortez
eng@coronadocondofl.com

IMPORTANT NUMBERS

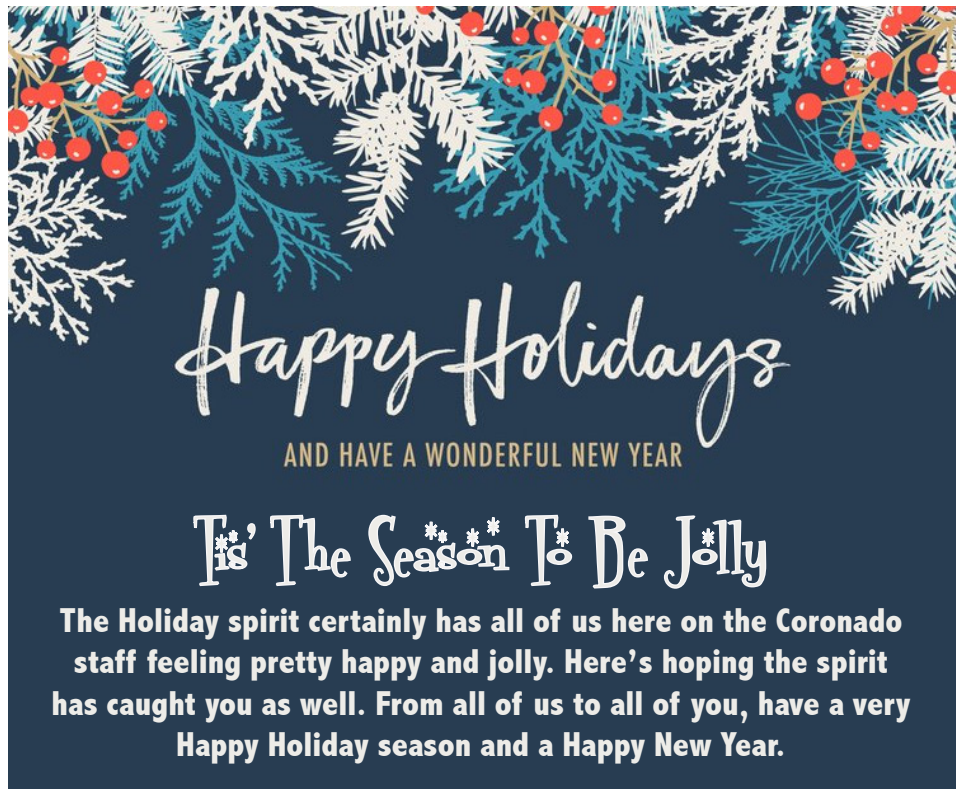
Main 305-931-5900
Fax 305-931-5902
Security 305- 466-6182
Cust. svc 954- 843-2526

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.



Our election for the Board of Directors of Coronado is a month away! The annual meeting of our association will be held on **Tuesday, January 21, 2025 at 7:00 p.m.** in the recreational hall and via zoom.

Voting will be available both in person and online. Look out for your voting packet in the mail with information and instructions on how to vote in person or electronically on the **ONR** website. We encourage you to sign up for electronic voting. If you have any questions or concerns, do not hesitate to contact the management office of Coronado for help

The Board of Directors of the Coronado Condominium Association will hold a meeting to review and vote on the proposed 2025 budget on Thursday, December 26th, 2024, at 7:00 PM.

This budget reflects the association's commitment to maintaining and enhancing our community while addressing key operational priorities.

The proposed total budget for 2025 is \$8,839,162, a 3% increase compared to 2024.

- **Insurance:** \$2,801,526, reflecting essential coverage for the association’s assets.
- **Payroll & Benefits:** \$1,263,740, driven by new staff positions and pay adjustments.
- **Utilities:** \$1,546,000, addressing water, electricity, and sewer services.

Top Increases:

- Payroll & Benefits: +\$187,986 (17%)
- Utilities (Water & Sewer): +\$110,000 (17%)
- Landscaping: +\$7,000 (88%)

Top Decreases:

- Cooling Tower Maintenance: -\$25,000 (-25%)
- Repairs & Maintenance (General): -\$15,000 (-3%)
- Janitorial Supplies: No increase, remaining at \$7,000.

Please mark your calendars and join us in this important process. Thank you for your continued support in maintaining our vibrant community.





ECCELLENZA

Excelece for you!

SCREEN SERVICES:

- Screen Repairs & Replacement: Restore torn or damaged screens with top-quality materials like Phifer mesh.
- Balcony Screen Adjustments: Maintenance for smooth operation and durability.
- Patio & Pool Screen Repairs: Keep bugs out and enjoy your outdoor space without hassle.
- Custom Screen Solutions: Tailored to fit your doors and windows perfectly.

SEALING & WEATHERPROOFING:

- Window Leak Repairs: Stop water damage with professional caulking and sealing.
- Door Sealing Services: Ensure energy efficiency and protection from external elements.

WHY CHOOSE US?

- ✓ 3-Year Warranty on All Repairs
- ✓ Family-Owned, Licensed & Insured
- ✓ Fast & Free Estimates
- ✓ 5-Star Customer Reviews for Quality Service
- ✓ Serving Residential & Commercial Clients

★ 10% OFF for New Customers ★
Valid for Screen & Sealing Services.

Contact Us Today!
☎ 786-890-0959

✉ info@eccellenzadoors.com
🌐 www.eccellenzadoors.com

Pesto Puff Pastry Pinwheel

- 2 sheets puff pastry
- 2 teaspoons all-purpose flour
- 8 ½ ounces ricotta cheese
- 8 ½ ounces pesto



Preheat oven to 400 degrees. Line a baking tray with parchment paper and dust lightly with flour. Lay puff pastry on a flat work surface; cut a 12-inch circle from each sheet. Transfer 1 circle to the prepared baking sheet. Spread ricotta evenly over the pastry circle. Top with an even layer of pesto. Lay the second pastry circle on top. Set a small glass upside down in the middle of the circle. Cut the circle, away from the glass, into 4 equal quarters. Cut each quarter in half, then each eighth in half, to make 16 equal strips. Remove glass. Twist strips twice, two at a time, in the opposite direction. Pinch ends together. Repeat with remaining strips to make a pinwheel shape. Bake in the preheated oven until pastry is browned, 25 to 30 minutes.





PATRICKJAIMEZ PA

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

COLDWELL BANKER
GLOBAL LUXURY

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

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.
 Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** 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.



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!

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

WANTED

PRINT JOBS *anything that puts ink on paper*

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

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

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

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

www.dentistsurfside.com

WRAP IT UP!

Have you noticed that wrapping a gift can cost more than the gift itself? There are some ways to cut the cost of gift-wrapping. Try these tips this holiday season!

- ❑ Brown paper bags can be decorated with stamps, markers, or paint. Tie the top with yarn or raffia. Use white trash bags to wrap large or oddly shaped presents. Check your local newspaper office to see if they sell “ends” from the newsprint paper. You can decorate the paper in many different ways.
- ❑ Make the wrapping part of the present itself. Wrap a gift of clothing in a pretty scarf and tie it with a hair ribbon. A purse or small bag could hold another smaller gift. Use a tablecloth or towel to wrap up a gift. Check thrift shops for old tins, hatboxes, or fabric remnants that would make great gift containers. Baskets make great gift holders.
- ❑ Use curling ribbon instead of other bows or ribbon. It is cheaper and can give a wrapped gift a very festive look. Make tags by cutting up holiday cards from the year before. Simply cut around an image from the front and write on the back. Punch a hole in one corner and thread curling ribbon through it. Tie it on your package for a nice touch.



Finally, buy your wrapping paper for next year at the after Christmas sales this year. You can save up to 75% off. Place it in a plastic bag to keep it clean and dry.

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

“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

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 1/31/2025

Painting & Services Unlimited Lic. CC94BS00437

Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor