

THE RIVERFRONT SCOOP

Volume 5 Issue 6

November 2024

THE RIVER FRONT MASTER

92 SW 3rd Street, Suite 100
Miami, Florida 33130

ASSOCIATION OFFICERS

President Shahab Karmely
Director Nicolas Neumann
Director
Director Joseph Mazloom

PROPERTY MANAGEMENT

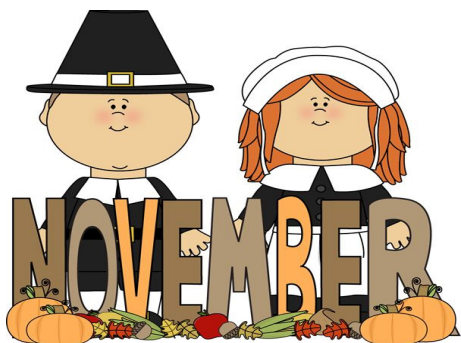
Manager Rolando Cerit, CAM
manager@riverfrontmaster.com
Director of Security
chiefofsecurity@riverfrontmaster.com
Maintenance Sup. ..Benancio Collado
maintenance@riverfrontmaster.com
Maintenance Tech.....Alberto Alvares

IMPORTANT NUMBERS

Main786.453.3200
Security786.459.3220 Ext 1

OFFICE HOURS

Monday - Friday9:00 am - 5:00 pm



RENTER'S INSURANCE

Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.



Why Do You Need Insurance? You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive? It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter's Insurance? Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

FIGURE IT OUT

The first week in November is National Fig Week. Figs are not the most familiar of fruits, but they are a great addition to anyone's diet. Not only are they sweet and delicious, they are fat-free, high in fiber, and also a great source of potassium, calcium, and iron. Not sure how to use figs? These ideas and recipes will help get you started!



- Take figs in a plastic bag along with you to work, to school, to the game or the park for a quick snack.
- Slice up some figs and add to a tossed salad.
- Chop and add some figs to mashed or cubed sweet potatoes.
- Blend some finely chopped figs with some cream cheese to make a great spread for toast or bagels.
- Top your oatmeal or cold cereal with chopped figs.

Fig Pudding

- 1/4 cup butter
- 1/2 cup sugar
- 1 egg
- 1-1/2 cups sifted flour
- 2 cups chopped dried figs
- 2 teaspoons baking powder
- 2 teaspoons baking powder
- 1/4 teaspoon salt
- 1/2 cup milk
- 1/2 teaspoon vanilla

Cream the butter; add the sugar and the well-beaten egg. Take out about 2 tablespoons of the flour and mix with the figs. Sift together the remaining flour and the baking powder and salt and add alternately with the milk to the butter and egg mixture. Stir in the flour-coated figs and add the vanilla. Bake in a greased baking dish for about one hour in a moderate oven (350 degrees F.).

Serve hot with lemon sauce or hard sauce to which a little lemon juice has been added.

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"

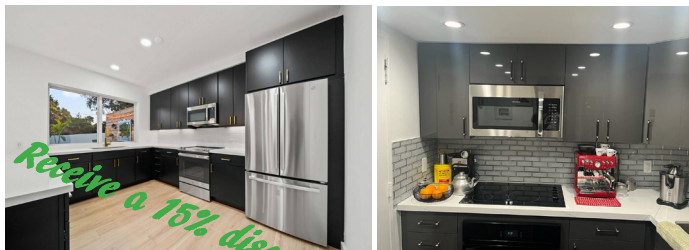
PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- 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 12/31/2024



Painting & Services Unlimited Lic. CC94BS00437

Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

Pecan Pie Brownies

For the Brownie Layer:

- cooking spray
- 1 (18 oz) package brownie mix
- ½ cup vegetable oil
- 2 large eggs
- ¼ cup water

For the Pecan Pie Layer:

- ½ cup brown sugar
- ⅓ cup light corn syrup
- 2 large eggs
- 1 tablespoon bourbon (Optional)
- 2 teaspoons vanilla extract
- ½ teaspoon sea salt
- ¼ cup butter, melted & cooled
- 2 cups pecan halves

Preheat oven to 350° F. Line a deep 9-inch pan with aluminum foil and coat with cooking spray. To



make the brownie layer: Whisk brownie mix, oil, 2 eggs, and water until well combined. Spread batter into pan. Bake until a toothpick inserted into center comes out clean, about 30 minutes. Remove from oven. **To make the pecan pie layer:** Whisk brown sugar, corn syrup, 2 eggs, bourbon, vanilla extract, and salt together in a bowl. Add melted butter slowly, whisking until well combined. Add pecans and stir to coat. Pour gently over brownie layer; spread evenly using a spatula. Bake in the hot oven until center is set, 30 to 35 minutes. Let cool for 2 hours.

With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County.

www.miamidade.gov/district05
305-375-5924
District5@miamidade.gov

DISTRICT OFFICE
2100 Coral Way, Suite 400
Miami, Florida 33145
Monday - Friday
9 am - 5 pm

MIAMI BEACH OFFICE
1700 Convention Center Drive,
ground floor
Miami Beach, Florida 33139
Monday / Wednesday
9:30 am - 4:30 pm

@CommishEileen

Inside D5 Newsletter

Commissioner **Eileen Higgins**
District 5

stellar
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.

Rami Boaz License #PT175224

“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

Love Where You Live!

Video Tour: www.SignatureHomesOfMiami.com

DID YOU KNOW?

- The Mayflower had a partnership 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!

**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

WANTED

PRINT JOBS

anything that puts ink on paper

**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

**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

CONTACT MARC *(the newsletter guy)*
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.