



# 360 CONDO NEWSLETTER

Volume 11 Issue 11

A Monthly Newsletter for the Residents of the 360 Condominium Association

February 2025



**Condominium Association, Inc.**  
7900 Harbor Island Drive  
North Bay Village, FL 33141

### ASSOCIATION OFFICERS

**President** ..... Jennifer Marshie  
**Vice President** ..... Renata Grozovsky  
**Secretary** ..... Tanja Morariu

### PROPERTY MANAGEMENT

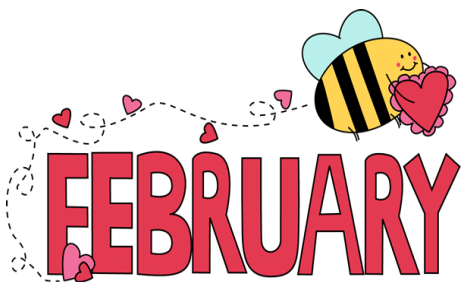
**Property Manager** ..... Jason Apolinario  
**Chief Engineer** ..... Gilbert Cabrera

### IMPORTANT NUMBERS

**Main** ..... 305-397-8196  
**Fax** ..... 305-763-8304  
**Guardhouse** ..... 305-763-8239

### OFFICE HOURS

**Monday - Friday** ..... 9:00 am - 5:00 pm



Published monthly at no cost for the 360° 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.

## NEW SPA RULE

360 Community Association Board of Directors has approved a new rule for the spa moving forward... **“No children under five years old are allowed in the spa”**. CDC’s recommendation regarding children and hot tubs:

- Age restriction: Children under 5 years old should not use hot tubs.
- Reason for restriction: Young children are more susceptible to overheating in hot water due to their smaller body size and faster heat absorption.

## RECYCLING

Here at 360 Condo, we follow recycling practices. Ensure that your trash goes in the designated trash bins and the recycling is **CLEAN** and placed in the designated recycling bins. Recycling bins are available on each floor in each trash room.

In essence, what we can recycle:

1. Cardboard
2. Paper
3. Metal/aluminum cans and containers
4. Hard plastic drinks containers (with small necks) - NOT plastic bags or clam shells
5. Glass bottles and food containers

We can do better than we do now! The key is that recycling needs to be **clean!** And if in doubt, it’s better to leave it out!



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### RECYCLING DONE RIGHT

Items should be **empty, clean & dry**. Rinse only if needed.

### WHAT GOES IN THE CART

#### PLASTIC

Bottles, Jugs & Tubs



#### PAPER

Mixed Paper, Cardboard, Cartons & Paperboard



#### METAL

Aluminum, Steel & Tin Cans, Aerosol Cans & Aluminum Trays



#### GLASS

Bottles & Jars



### What Does NOT Go In The Cart

**NO!**

No tanglers such as hoses, hangers, wires, chains, or electronics

SCREEN GRAPHICS FT. LAUD., FL 1-800-346-4420

No food, liquid, to-go containers, paper towels or dirty paper

WWW.WASTEGRAPHICS.COM

No medical waste, needles, or sharp objects



Do not bag recyclables, no plastic bags

04580 0034 02103

**Condo Resident Perks!**

**Now through February 28th!**



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- Waterproof<sup>2</sup> up to 1 meter** Our hearing aids underwent aggressive simulations of the environment and have been certified by an independent external lab with a strict pass rate of 100%.

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1. Edge AI RIC R only. Other styles will vary.  
2. up to 1 m, not intended for swimming. Rechargeable styles only.  
3. Cannot be used on prior purchases or combined with prior discounts.

## Pet Rules

1. All pets must be leashed at all times.
2. Pet walkers must clean up after pets.
  - 360 spends a lot of money to provide pet owners with waste bags.
3. Do not allow pets to urinate on plants, bushes, building structures and yellow poles within the garage.
  - Our landscaping is very impacted by urine and so is the cost of having to replace such.

Any unit caught violating such can be fined up to \$1,000.

## Property Safety

All residents are asked to be mindful of strangers walking in behind them through gates or doors or if they see any suspicious persons on property. If in doubt, call the front desk (305-397-8196) immediately so that staff can check on persons entering or on the property. Recently, a thief walked in through an exit gate and attempted to steal a bicycle. Security attempted to approach him, and he ran off. Camera footage was provided to the police, DNA was found at the scene and police recognized him immediately after seeing our footage. Additionally, a vehicle was reported stolen from the first floor of the garage recently. The 360 Community (Master) Board of Directors, Management, and the North Bay Village Police Department actively worked together to track down the car and thief. In no way, do we ask residents to question or confront anyone but rather call the front desk as soon as possible. If you have an emergency, call 911 first. Please ensure vehicles are locked and secure at all times. Your safety and security are our top priorities, and we will be addressing ways to enhance security in the months to come. We appreciate your cooperation in keeping our community safe.

## PROJECT UPDATE

- Pool Wheelchair Lift. parts ordered, install expected by 2/21/25.
- New trash bins ordered for marina walkway, install expected to begin mid-February.
- Waterfall tile ordered; project expected to start March 2025.



PATRICKJAIMEZ PA

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**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.

Ronni Boaz, License #PT15224

## Littering is Strictly Prohibited

Dear Residents,

It has come to our attention that cigarette butts and other items are being discarded from upper floors, causing distress and potential danger to our neighbors below. This is not only inconsiderate but also poses serious health and safety risks, especially for small children and pets. Additionally, there have been reports of burned furniture due to improperly discarded cigarette butts, further highlighting the dangers of this careless behavior.



Please be mindful and refrain from this behavior immediately. Ensure that your ashtray is windproof, and if necessary, invest in one to prevent further incidents. **Anyone caught littering will face fines.**

Let's work together to keep our community safe and clean. Thank you for your cooperation.

## Surfrider Foundation Miami Chapter

The Surfrider Foundation Miami Chapter is a grassroots environmental non-profit, dedicated to the protection and enjoyment of the world's ocean, waves and beaches, for all people, through a powerful activist network. Every week volunteers from the foundation, who are also 360 condo residents, sample the water at the 360-kayak ramp to make sure that it is #safetoswim! To get the weekly water quality updates, sign up to Surfrider Miami's newsletter here:

<https://miami.surfrider.org/programs/blue-water-task-force>, follow them on Instagram @surfridermiami or visit safetoswim.miami. You can also find the results on the Swim Guide app. If you are interested to volunteer for the organization, please email [Chair@miami.surfrider.org](mailto:Chair@miami.surfrider.org).

## Wi-Fi – Common Area

360 Condo provides free Wi-Fi within the common areas called 360-Guest; password is LIVE@360. Common area includes pools, gym, lobbies and clubhouse. Soon, the Marina Wi-Fi will be active. Once you sign into this Wi-Fi, your device will automatically connect as you travel through the property. Ensure your device security is secured before joining any network.

### KITCHEN & BATHROOM REMODELING

SATISFACTION AND QUALITY GUARANTEED

## NO JOB TOO SMALL

### REMODELING & INSTALLATIONS

- Kitchens | Bathrooms | Interiors
- Cabinets | Vanities (New & Resurfaced)
- Baseboards & Crown Molding | Mirrors
- Quartz, Marble & Granite Countertops
- Popcorn Ceiling Removal | Interior Doors & Frames
- Impact Windows & Doors
- Ceramic Tile & Marble Installed
- Plumbing & Electrical Service

### PAINTING

- House, Condo, Apt. | Interiors & Exteriors
- Roof Painting | Pressure Cleaning

### MINOR REPAIRS

- Exterior Wood | Facia & Soffit
- Stucco | Drywall & Framing

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## DIAMOND REMODELERS

### KITCHEN AND BATHROOM SPECIALISTS

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Licensed & Insured General Contractors

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