

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 12 Issue 5

February 2025

BOARD OF DIRECTORS

President..... Richard Parker
Vice PresidentChristian Gomez
Secretary.....Jonathan Knowles
Treasurer David Benitez
Director.....Noemi Gerardo
Director..... Piero Mejia
Director..... Rafael Sacorro

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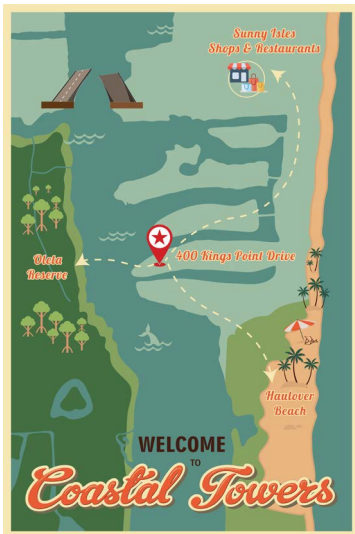
Dir. of Operations.. Francheska Turull
coastaltowersasstoffice@gmail.com

IMPORTANT NUMBERS

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Security Gate..... 305-944-5778
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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

Thank you to everyone who made the effort to vote in the Board election. With 49% of units voting, this was by far the largest voter turnout in the history of Coastal Towers. I was especially pleased to see over 15% of votes being made electronically.

You delivered a resoundingly clear message about which vision for Coastal Towers you support by giving **three times as many votes** for the seven candidates you elected as for the other ten candidates combined.

I want to take the opportunity to introduce the members of your new board, beginning with the three “newbies” who will serve as the three Directors on the Board:

Noemi Gerardo is a realtor who is passionate about helping to build the sense of community in the building. She plans to use her accounting skills to support David as Treasurer while also taking a leading role in organizing social events.

William Piero Mejia’s “day job” involves the finance and accounting aspects of US Government contracting and he is keen to apply these skills to reviewing the

Continued on page 2

Message from the Secretary *(cont. from page 1)*

multiple service contracts we have at Coastal Towers.

Rafael Sacorro plans to use his expertise as a building contractor to assist with all aspects of the work to improve the aesthetic appeal of the building.

The four returning members of the Board were elected to fill the Officer roles.

David Benitez, who was appointed to the Board in November following the resignation of Nohra, Pablo and Brando, will now serve as Treasurer. He is reviewing all aspects of our finances and working with our accountant and new audit firm.

Christian Gomez will serve as Vice President. His “day job” is as a building manager of another condominium so we are fortunate to be able to tap into his expertise, particularly in camera and building access technology.

Rich Parker will reprise his role as President of your Association. At this critical stage in the life of Coastal

Towers, we are fortunate to benefit from his expertise in condo management and knowledge about which contractors can be relied upon to deliver.

I will continue to serve as the Secretary while holding down my “day job” as a business consultant. My priority remains the same as when I first took over responsibility for this Newsletter – “to improve the quality of life of residents at Coastal Towers and make this a community where all residents feel at home, greet their neighbors, and show love to one another.”

On that note, I am delighted to report that after an initial misfire with filling the Security Supervisor role (apologies for that), we have appointed Jesse Castro to the role. He has been given the mandate to improve all aspects of the resident experience. This covers not just security and contractor verification but also parking, packages and other factors that impact the daily quality of the experience of those who live at Coastal Towers.

In the management office, Marinette and Mrigreza have swapped roles with Mrigreza (“M” for short) taking on the role of resident interaction, lease/purchase applications etc. and Marinette (“Mari” for short) returning to the role of bookkeeper for which she was originally recruited.

As Director of Operations, Francheska has now put in place a strong cohort of functional leaders for maintenance (Ed), housekeeping (Alba), and resident experience (Jesse). As owners and residents, we should acknowledge the exceptional leadership Francheska has demonstrated over these past six months.

Over this period, we have terminated the building manager, head of maintenance, head of housekeeping, and initial pick for security supervisor, together with any of the contractors that were under-performing or over-charging. We are now confident that we have laid the foundations for a brighter future for the building.

Given the quality of the management team and the expertise that the new Board is contributing, our intention is to leave the building manager role vacant for now.


Your new Board looks forward to improving Coastal Towers as a place to live and invest.

Jonathan
Secretary of the 2025 CTCA Board


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STRAWBERRY CHEESECAKE BITES



- 2 tablespoons graham cracker crumbs
- 1 (8 ounce) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 teaspoons vanilla extract
- 12 large fresh strawberries
- 2 (1 ounce) squares semisweet chocolate (Optional)
- 1 teaspoon canola oil (Optional)

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. With a sharp paring knife, cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe about 1 tablespoon of the cream cheese filling into each strawberry, making sure the filling overflows a bit out of the top of the strawberry. Hold each strawberry upside down to dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until warm and smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the prepared baking sheet and refrigerate until set.

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Don't Forget...Spring Forward

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the First Sunday of November. **Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 9th.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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