



# 360 CONDO NEWSLETTER

Volume 11 Issue 12

A Monthly Newsletter for the Residents of the 360 Condominium Association

March 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



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newsletter for your property.



## HAPPY SAINT PATRICK'S DAY!

Saint Patrick's day is held in honor of Saint Patrick, the Patron Saint of Ireland who brought Christianity to the Emerald Isles, as Ireland is known. It is truly a day of celebrating Irish history, ancestry, traditions and customs. Are you Irish perchance? Well, the saying goes everyone is a little Irish on Saint Patrick's Day. Here are a few more classic Irish sayings & blessings":

- Top of the mornin' to you...(and the rest of the day to 'me self!)
- "Erin Go Braugh" is perhaps the most common Irish term you will hear. It means "Ireland Forever"
- May God grant you many years to live,  
For sure he must be knowing  
The earth has angels all too few  
And heaven is overflowing.
- May you be in heaven half an hour  
Before the devil knows you're dead!
- May the road rise to meet you,  
May the wind be always at your back  
May the sun shine upon your face  
The rains fall soft upon your fields  
And, until we meet again,  
May God hold you in the palm of his hand.
- May your blessings outnumber the shamrocks that grow  
And may trouble avoid you wherever you go.



## Condo Resident Perks



# Luck of The Ear-ish

## HEARING HEALTH EVENT








**Now Through March 31st only**

**Pot o' Gold Savings on the all new Edge AI;  
Starkey's most advanced Rx Hearing Aids yet.**

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Introducing Edge AI.  
Rivalled Only By Perfect Hearing.

-  **Next Generation Connectivity:** Volume adjustments from your smartphone.
-  **Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.
-  **Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.<sup>1</sup>
-  **Waterproof<sup>2</sup>** up to 1 meter.
-  **Discreet** design



**Exclusive Offer for Condo Residents!**

**\$1000 OFF**

the purchase of a pair of  
the all new Starkey Edge AI  
Rx hearing devices.<sup>3</sup>



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**Call Us Today**  
**(888)-272-9589**

**Google ★★★★★ Customer Reviews**

*"The staff is so friendly. They treat you like family. My issue was easily and quickly resolved."* - **C. Pleach**

19046 NE 29th Avenue, **Aventura**  
222 95th Street, **Surfside**  
[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)

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.



## GUINNESS BEER CHEESE DIP

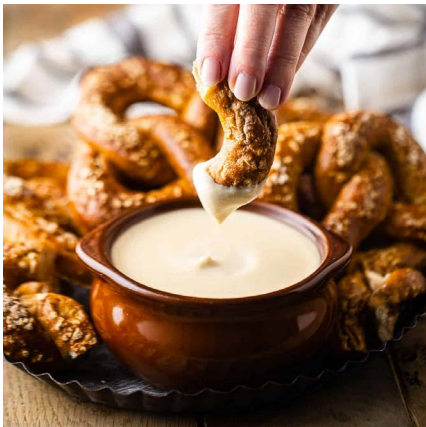
### Ingredients


- 32 oz Velveeta, cut into 1/2-inch cubes
- 1 cup Irish stout beer (such as Guinness)
- ½ cup salsa
- 2 Tbs Worcestershire sauce
- 1 tspn chili powder
- ½ tspn onion powder
- ¼ tspn cayenne pepper (Optional)


### Directions

1. Heat cheese in slow cooker on high until melted, about 20 minutes.
2. Stir beer, salsa, Worcestershire sauce, chili powder, onion powder, and cayenne pepper into cheese until smooth and heated through, stirring frequently, about 10 minutes.

Serve with tortilla chips, raw veggies, crusty bread or baked pretzels for dipping.







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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?**

**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.

Raim Boaz License #175224

**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**

dredyaguerrads@gmail.com  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

## WANTED

**PRINT JOBS** *anything that puts ink on paper*

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**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

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

## 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.



## 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.

## 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.

### 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

Design & Management Services  
Free Estimates  
Service & Quality  
Commercial & Residential



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