



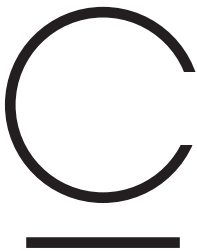
# CENTRO

*A Newsletter for the Residents of the Centro Downtown Condominium Association, Inc.*

Volume 8 Issue 3

March 2025

**CENTRO DOWNTOWN**  
Condominium Association, Inc.  
151 SE 1st Street  
Miami, Florida 33131



## PROPERTY STAFF

**Manager** .....Daniella Herrera  
manager@centrocondominium.com

**Admin Asst** .....Joaquin Rangel  
admin@centrocondominium.com

**Front Desk**.....

Front Desk is available to residents 24/7

[Frontdesk@centrocondominium.com](mailto:Frontdesk@centrocondominium.com)

Packages are available to be picked up at Amazon Hubs and/or Front Desk at any time.

## ASSOCIATION OFFICERS

**President**..... Juan Pablo Alvarez

**VP/Treas**... Levi Hernandez Vierya

**Secretary**..... Jorge Sierra Bejas

## IMPORTANT NUMBERS

**Main** ..... 305-440-0566

## OFFICE HOURS

**Mon - Fri** ..... 9:00 am - 5:00 pm

## SIMPLE CHOICE PROPERTY MANAGEMENT INC

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407 Lincoln Road, Suite 12-I

Miami Beach, FL 33139

## DID YOU KNOW?: CAFFEINE TRIVIA

*March is National Caffeine Awareness Month.*

- Caffeine was on the International Olympic Committee list of prohibited substances until 2004. More than 12 micrograms of caffeine per milliliter of urine, about the amount in five cups of coffee, would have been cause for an athlete to be banned.
- The human body can absorb up to about 300 milligrams of caffeine at any given time. Any excess is secreted off.
- Twenty percent of the caffeine you've ingested is dissipated from your body every hour, so it takes about five hours for caffeine to fully leave your body.
- Dark roasted coffees have less caffeine than medium roasts. The longer coffee beans are roasted, the more caffeine burns off during the process.
- A strong cup of tea has about the same amount of caffeine as a cup of filtered coffee.
- Trimethylxanthine is the chemical term for caffeine.
- Seventy percent of all the sodas sold in the United States contain caffeine.
- In its pure state, caffeine is a crystalline white powder.
- Ten grams of caffeine is considered a lethal dose, the same as drinking 80 to 100 cups of coffee in rapid succession.
- Over 450,000,000 cups of coffee are consumed in the United States every day.
- Caffeine begins to affect your body's systems as soon as 15 minutes after it is consumed.



# GUINNESS BEER CHEESE DIP

## Ingredients

- 32 oz Velveeta, cut into 1/2-inch cubes
- 1 cup Irish stout beer (such as Guinness)
- 1/2 cup salsa
- 2 Tbs Worcestershire sauce
- 1 tspn chili powder
- 1/2 tspn onion powder
- 1/4 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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|--|---|

 @CommishEileen

 Inside D5 Newsletter



**Commissioner Eileen Higgins**  
District 5



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

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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.

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