



Volume 1 Issue 3

A Monthly Newsletter for the Residents of the Mediterranean Village Condominium

March 2025

MEDITERRANEAN VILLAGE CONDOMINIUM

3700 Island Blvd.
Aventura, FL 33160

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OFFICE

Managed by:..... KW PMC
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Asst. Manager..... Emily Kernan
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MARCH



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RULES AND REGULATIONS/ COMMUNITY RULES REMINDERS

We appreciate your cooperation in maintaining the standards and security of Mediterranean Village. Please take note of the following important reminders:

1. **Front Door Policy** – No items other than a doormat are allowed outside front doors. The area outside your unit is a common area, and per condominium documents, personal items cannot be stored there. Please remove any unauthorized items immediately.
2. **Pool Towel Usage** – The community has recently provided new towels for the pool area. These towels are **for use on the pool deck only** and should not be taken back to your unit. If you have any pool towels in your unit, please return them promptly so all residents can continue to enjoy this amenity.
3. **Contractors & Deliveries** – **Advance Notice & Required Paperwork** – If you are expecting any type of contractor or delivery to your unit, you **must** inform the management office in advance—regardless of whether the work being done requires a permit or not. This ensures that all necessary insurance and paperwork are on file. **If the required documents are not submitted ahead of time, access may be denied, and the contractor or delivery may need to be rescheduled.**
4. **Guest & Rental Screening Requirements** – Anyone residing in a unit for more than 30 days within a 365-day period must be screened and approved by the Board before moving in. This applies to all non-owner occupants, including long-term guests and renters. No person(s) may occupy a unit in the absence of the Unit Owner or an approved lessee/sublessee without prior approval. Failure to comply may result in enforcement action by the Association.



Your cooperation in following these policies is expected and appreciated. Thank you for helping to keep Mediterranean Village a safe and enjoyable place for all residents!

UPDATED ELEVATOR MODERNIZATION SCHEDULE

3500	ESTIMATED DURATION	3700	ESTIMATED DURATION	3900	ESTIMATED DURATION
D1 - 3rd Elevator	New *3/10/25 - 4/18/25	C1 - 2nd Elevator	1/20/25 - 2/28/25	B1 - 10th Elevator	New *7/21/25 - 8/29/25
101-102	Elevator will be out of service during above dates	101-102	COMPLETED	101-102	Elevator will be out of service during above dates
201-202		201-202		201-202	
201-202		201-202		201-202	
301-302		301-302		301-302	
401-402		401-402		401	
PH1		PH1 - PH2		PH1	
3500	ESTIMATED DURATION	3700	ESTIMATED DURATION	3900	ESTIMATED DURATION
D2 - 9th Elevator	New *7/14/25 - 8/22/25	C2 - 4th Elevator	New *3/17/25 - 4/25/25	B2 - 1st Elevator	1/13/25 - 2/21/25
103-104	Elevator will be out of service during above dates	103-104	Elevator will be out of service during above dates	103-104	COMPLETED
203-204		203-204		203-204	
303-304		303-304		303-304	
403-404		403-404		402-404	
PH2-PH3		PH3-PH4		PH2-PH3	
3500	ESTIMATED DURATION	3700	ESTIMATED DURATION	3900	ESTIMATED DURATION
D3 - 5th Elevator	New *4/21/25 - 5/30/25	C3 - 6th Elevator	New *4/28/25 - 6/6/25	B3 - 7th Elevator	New *6/2/25 - 7/11/25
105-106	Elevator will be out of service during above dates	105-106	Elevator will be out of service during above dates	105-106	Elevator will be out of service during above dates
205-206		205-206		205-206	
305-306		305-306		305-306	
405-406		405-406		405-406	
PH4		PH5-PH6		PH4	
		3700	ESTIMATED DURATION	3900	ESTIMATED DURATION
		C4 - 8th Elevator	New *6/9/25 - 7/18/25	B4 - 11th Elevator	New *8/25/25 - 10/3/25
		107-108	Elevator will be out of service during above dates	107-108	Elevator will be out of service during above dates
		207-208		207-208	
		307-308		307-308	
		407-408		407-408	
		PH7-PH8		PH7-PH8	

***Updated on 3/6/25

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I KID YOU NOT

March is National Kidney Month. And although we don't often give much thought to these hard-working organs of ours, it is a good time to learn more about our kidneys and how they relate to our general health. Your kidneys filter through approximately 200 quarts of blood a day, resulting in about two quarts of waste and excess fluids. They also produce hormones and vitamins that keep your body functioning properly. A person can have kidney disease for years and not know it. The early warning signs of kidney disease are:

- Burning during urination.
- Excessive need to urinate, especially at night.
- Blood in the urine.
- Puffiness or swelling of the hands or feet.
- Pain in the back or side below the ribs.
- High blood pressure.

If you have any of these symptoms, call your doctor. You should also get a simple urine and blood test each year to help detect early kidney disease. Ask your doctor for more information.



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