COASTAL NEWS

A Newsletter for the Residents of The Coastal Towers Condominium

Volume 12 Issue 8 **May 2025**

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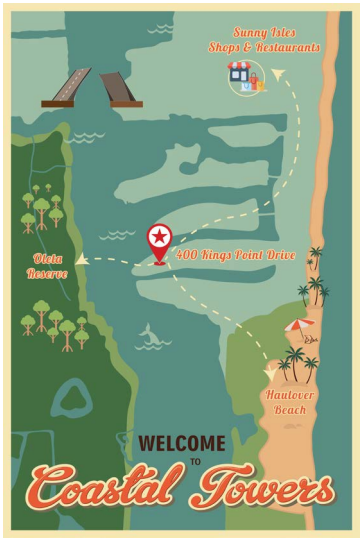

COASTAL TOWERS
Condominium Association, Inc.
400 Kings Point Dr,
Sunny Isles Beach, FL 33160

Message From The Board Secretary

Dear Residents of Coastal Towers

Thank you to all of you who took the 5 minutes necessary to complete the survey that I announced in the April newsletter. You are helping your Board identify where to focus our effort to improve the quality of life at Coastal Towers. Below are four key findings.

Only 30% of units currently have hurricane glassed installed. But 45% of you would be interested in doing so. A further 10% are interested, depending on the price. Given this data, the management team has begun collecting bids from vendors. We will share the information once we have it. Those who did respond to the survey but would have wanted to upgrade their windows have missed the opportunity to use the swing stages for the installation so will face a higher cost.

62% want to participate in updating the Rules and Regulations of our Association. This is a powerful indicator of how much you care about the quality of life at Coastal Towers and how to create a friendly, respectful environment where everyone has a shared understanding of how to behave. Thank you. I will be emailing a draft of the Rules and Regulations to those who indicated interest and this will include another survey link to gather your feedback. You can also email me your comments.

70% of you want to reduce the size of the Board from 7 to 5 with effect from the next election. As you know, I think this will make for a more effective Board in which each member has specific responsibilities and can be supported by a Committee. Rafael is pioneering this structure to great effect this year with the Design Committee.

One of the first examples of the work of the Design Committee will be the new automated package locker room which will be opening by the end of this month.

Continued on page 2

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

It is located in the former office used by the bookkeeper and has direct access from the loading dock so packages can now be delivered directly to the locker room, rather than the front desk.

I was delighted to see that nearly 50% of you have provided the email and cell number of the people you want to be given access for automated delivery. I have sent this data to Parcel Pending so you should expect to receive an email in the next three weeks about how to confirm your registration and links to a video explaining the system. Having lived in another condo that had this system, I am confident that residents will love the convenience of more timely alerts when your packages are received plus the ability to pick them up whenever you want (there will be 24-hour access to the locker room from the entrance by the service elevator).

In this initial stage, access to the automated lockers is for unit owners only. Once the system is up and running, we will enable owners to provide the information for their renters to be able to use the system.

Just to be clear, there is no obligation to use the system. It is an amentity, not a requirement! Your packages will still be delivered to the front desk if you choose not to enroll.

Finally, your Board is pleased to report solid progress by NCP on the concrete work. We expect the 27 and 28 lines will be reopened in the next week. NCP have now reached the 11 line (the far end of the north side of the building, closest to the intracoastal) and will shortly be moving to the south side of the building. Work in this area will require building a safety cover similar to what has been built over the loading area so residents can safely access the gym and pool.

Let me begin where I started – by thanking the 200 of you who took the time to complete the survey and share your comments. I have circulated these comments to the Board and we are 100% aware of the priority you place on getting the pool reopened and on improving the corridors. Your Board hopes to share some good news on both topics in the June newsletter and getting together with you in person and via Zoom at the Board meeting scheduled for 11 June.

Jonathan
Secretary of the 2025 CTCA Board

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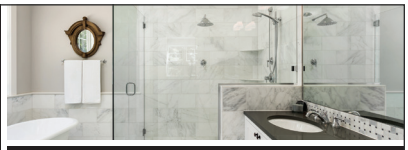

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