

# COASTAL NEWS



*A Newsletter for the Residents of The Coastal Towers Condominium*

Volume 12 Issue 12

September 2025

## BOARD OF DIRECTORS

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

## PROPERTY STAFF

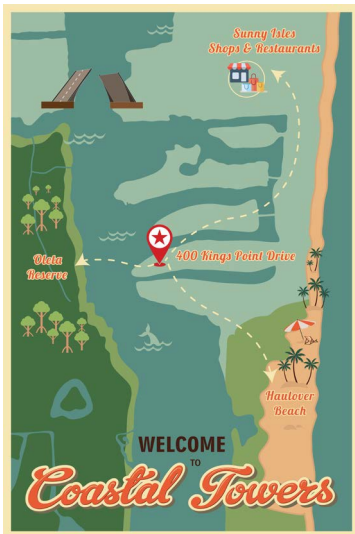
**Dir. of Operations**.. Francheska Turull  
*coastaltowersasstoffice@gmail.com*

## IMPORTANT NUMBERS

**Main** .....305-945-6326  
**Security/Lobby**..... 305-945-2471  
**Security Gate**..... 305-944-5778  
**Email** .. office@mycoastaltowers.com

## 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

I hope you all had an enjoyable Labor Day.

6 September marks the one-year anniversary of when your Board took on direct responsibility for the running of the building following the termination of the building manager. This was always intended to be temporary measure while we identified and implemented the actions necessary to restore the structural and financial integrity of our building.

We anticipate that it will be another six months to get the building on a stable footing. The concrete restoration work is nearing completion but there is still a large volume of work remaining on the waterproofing and painting of the balconies, plus the reinstallation of the AC units. The contract for the electrical recertification work has now been awarded. We are on schedule for the recertification to be completed in time for the insurance review in March 2026.



This means your Board is now able to turn its attention to the improvements in the visual appeal of our building (such as the repainting of the parking lot) and other upgrades (such as the cleaning of the marina piers and installation of fenders on every slip). The major project is, of course, the corridors and lobby so that Coastal Towers is both beautiful and structurally sound! We have received bids for this work and – based on the test work done on the management office and package room – are confident about the cost effectiveness, durability and visual appeal of the materials that will be used. A big vote of thanks to the Design Committee, specifically to David Drozdov and Rafael Sacorro.

*Continued on page 2*

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

As we explained in the August newsletter, the remaining piece of the puzzle is the financing of the work to be done over the next six months. The Board is grateful for the input that many of you have provided concerning your preference for a special assessment versus a loan, and whether any borrowing should be done by the Association or directly by owners. We welcome all suggestions and would be grateful for anyone with relevant expertise and contacts to get involved with creating and evaluating our options.

I want to conclude with four pieces of good news – first, the swimming pool is now open! Second, Breezeline have begun work on upgrading the internet so all units should have access to gigabit speed internet by the end of this year. Third, Noemi has started a program of social events on Tuesday evenings. And, finally, there will be no more concrete restoration work on Saturdays!

We look forward to seeing as many of you as can attend either in person or via Zoom for the upcoming Board meeting at 6.30pm on 15 September. The office will be sending out an agenda and the Zoom info in the next few days.

Jonathan  
Secretary of the 2025 CTCA Board

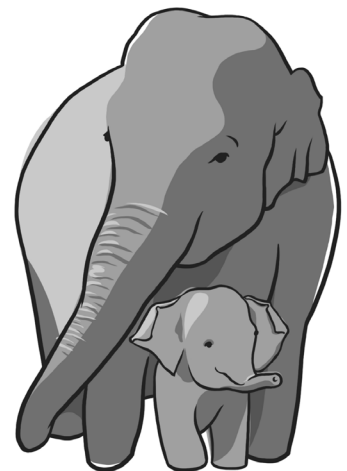
# Elephant Appreciation Day, September 22

### Elephant facts

An adult Asian or African elephant is about 10 feet high, weighs between 10,000 and 15,000 pounds, is herbivorous, eats from 16 to 18 hours a day, and drinks 30 to 60 gallons of water daily.

Elephants use their trunks to scoop up water into their mouths. The scooped-up water is also used for bathing and cooling off. Those trunks have more than 40,000 muscles divided into 150,000 units. The human body has 639 muscles. Trunks not only used for drinking, but also for gathering food, greeting family and friends, caressing, and emitting communication sounds, like trumpet calls.

The back of an elephant's trunk can detect and distinguish smells several hundred times better than any breed of dog, and dogs' sense of smell is up to 100,000 times better than humans.




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## NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.



- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.

There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

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