



Volume 1 Issue 9

A Monthly Newsletter for the Residents of the Mediterranean Village Condominium

September 2025

MEDITERRANEAN VILLAGE CONDOMINIUM

3700 Island Blvd.
Aventura, FL 33160

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OFFICE

Managed by:.....KW PMC
ManagerYumi Rodriguez
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Mediterranean Village Townhall Presentation

September 9th, 2025

Agenda

- Construction Update
- a. ISC
- b. SCE
- c. Alphatech

CONSTRUCTION UPDATE

Look Ahead – ISC Envelope

Items to take place this week:

- Drip edge installation.
- Painting
- Grinding balconies on lines 2 and 3 courtyard side
- Scratch coat on the stucco areas marked on lines 2 and 3
- Scaffolding remaining until 9/30/25

Items to take place next week:

- 3500 Stairwell concrete restoration.
- Door closer installation (stairway Q).
- Railing installation
- Office roof elevated planter scupper closure and roof material installation.

Look Ahead – ALPHATECH

Bottomless Planter

- Alphatech continuing to remove dirt and debris from the bottomless planter behind the office.
- The Engineer of Record, Advanced, to clarify the length of the shoring in the bottomless planter.
- Bottomless Planter waterproofing to commence once all the dirt has been excavated.
- Pool Chemical Shoring to take place once all dirt has been removed.

Gable Ends

- Alphatech has begun working on the gable end repairs for the 3500 building.

Look Ahead - SCE

3700

- Downspouts have been installed.
- DSSC walkthrough with Advanced Structural Solution and SCE to develop and address an ongoing punchout.

3900

- Undergoing downspout installation.
- Walkthrough pending completion of downspout installation.

REMINDERS OF RULES AND REGULATIONS

Friendly reminders to help ensure the smooth operation of our community:

Valet Parking Protocol

If you or anyone visiting your unit parks in the valet circle, please remember that keys must be left with the valet attendant. This helps us manage parking efficiently and avoid any disruptions.

Contractor Access

Contractors are not permitted to enter through the main lobby entrance of the building. If you have any contractors coming to your unit for an inspection or work, you must notify management in advance. If the management office is not aware of the contractor, entrance may not be permitted. Upon arrival, please ensure your contractor meets with the valet attendant. The valet will assist with sign-in and contact security to facilitate access. Contractors and service providers must submit proof on insurance before entering the property. **Hours: Mondays through Fridays between 9:00 A.M. to 4:30 P.M.**

Deliveries/Move In/Out

Please notify the office in advance when expecting a delivery and when moving in/out. Movers and service providers must submit proof of insurance before entering the property. Elevator must be covered before being used. **Hours: Mondays through Fridays between 9:00 A.M. to 4:30 P.M.**



Gatherings Notification

If you plan to host a gathering of more than 10 people, please notify management at least 24 hours prior to your event. This allows us to arrange for additional valet staff to accommodate the increased number of vehicles.

Pool Towel and Chair Cover Return

If you use towels or chair covers while at the pool, please return them to the container placed next to the pool attendant table. Your cooperation helps us maintain a clean and organized pool area.

Fire Alarm Equipment

Residents and owners are reminded not to touch any fire alarm equipment inside their units. If there is smoke in your unit causing the smoke alarm to sound, please open the windows or doors to air out the space. Do not tamper

with the fire alarm equipment.

1. If the alarm sounds during office hours, please contact the management office.
2. If it is after hours, please contact your building's valet, who will notify the appropriate party.

Fire Alarm Procedures

If the fire alarm sounds, please evacuate the building unless you are informed otherwise. Kindly refrain from calling the building's valet to check if the alarm is real, as they will not be able to handle a high volume of calls.



Parking Space Storage

Please note that storing belongings in or around your parking space is not permitted. This ensures that the parking areas remain safe and accessible for everyone.

Continued on page 3

EXPERT REPAIRS FOR HIGH-END & EVERYDAY APPLIANCE
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Reminders (cont. from page 2)

Cardboard Boxes Disposal:

Please flatten any carton boxes and place them inside the main trash room on the garage level. Please do not leave them inside the trash chute room.



Food Delivery Protocol

If you are expecting a food delivery (e.g., Uber Eats), please note that delivery drivers are not permitted to enter the property. Deliveries will be handled by the valet attendant.

Disposal of Large Items

If you or your contractor needs to discard large items, please do not place them in the trash room. Our trash room cannot accommodate oversized items. Instead, please arrange for someone to remove these items from the property.

Dog Registration

All dogs must be registered with the management office and have a DNA sample taken as per POA rules. Failure to comply may result in a fine. Please register your dog as soon as possible with the management office.

ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins
September 22

NO JOB TOO SMALL
PAINTING AND MINOR REPAIRS
SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS
 Kitchens | Bathrooms | Interiors | Cabinets
 Vanities (New & Resurfaced)
 Baseboards & Crown Molding
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