

# COASTAL NEWS



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

Volume 13 Issue 4

January 2026

## 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

Welcome to 2026. I hope you all enjoyed time with loved ones over the holidays.

Thank you to everyone who joined us for the holiday party on 13 December. It was lovely to see so many people enjoying the live music, dancing, food - and one another's company. Plus we were treated to a moving karaoke rendition of "Hallelujah" by your Association President!

The election for your 2026 Board of Directors will take place on Wednesday 21 January at 6pm. Voting is open. You have two ways to vote – you can either use the physical ballot that was included in the mailing sent out in late December; or you can vote electronically via the secure portal.

Let me unpack the two options.

If you want to vote using the physical ballot, you should mark the candidates (you can select up to seven) for whom you wish to vote and then put the ballot inside the two envelopes. You can then either hand the envelope to the office or deposit it in the voting box at the front desk or bring it to the election meeting on 21 January.

If you want to vote electronically, you first need to complete the "Consent to Electronic Communications, Access to the Owner Portal, and Electronic Voting"

*Continued on page 2*

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

form which asks you to indicate the email address that you wish to use for voting purposes. As of now 109 units (25% of the total number of units in the building) have signed up for electronic voting. This is the easier option for those not resident in the building – if you sign up, you will receive an email with a link to the secure portal and voting takes less than a minute.

Whichever option you prefer, PLEASE REMEMBER TO VOTE. This is your opportunity to express your support or opposition to the direction being taken by the Board of Directors.

This is an important time for Coastal Towers. We have addressed the problems caused by the inaction of the previous Board. But this has been expensive. I recognize how unwelcome it has been to everyone to have to pay higher maintenance plus two special assessments just to cover the cost of insurance. We are now in the process of negotiating a loan so we can complete the recertification works and modernize the hallways. As I wrote in the budget commentary document dated 20 November last year, the choice is between paying \$18,000 in a special assessment and having a monthly maintenance of \$640 or keeping the maintenance at \$800 and not having a special assessment. It is one or the other. Do not believe anyone who tells you they will reduce the maintenance and not do a special assessment.

If you approve of how the current Board has been working to restore the physical and financial integrity of Coastal Towers, please show this by voting to re-elect us. If you prefer to engage in magical thinking, feel free to vote for the other candidates.

Either way, voting is a sign of respect to the time and energy that all the candidates are prepared to invest in maintaining and improving the value of your unit and your enjoyment in its use. We are volunteers who want to represent your interests accurately. It is hard for us to know your preferences unless you vote.

In closing, I want to share an update about Jesse Castro, your security supervisor, who suffered a stroke just before the holidays. He is currently in rehabilitation and making progress in restoring his speech and mobility.

Best wishes for a happy and healthy new year.

Jonathan  
Outgoing Secretary of the 2025 CTCA Board



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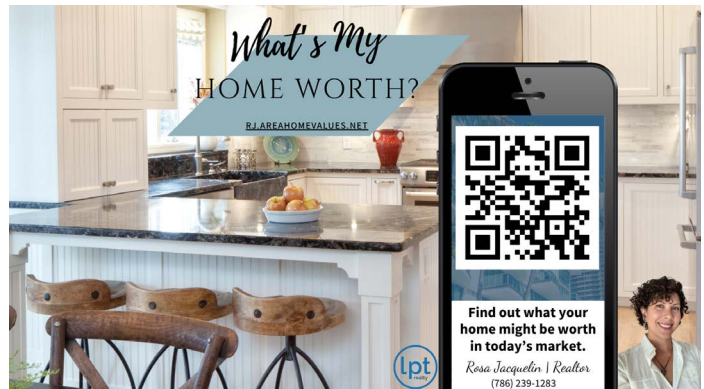
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## TAMALES RING IN NEW YEAR LUCK!

Tamales date back over 8,000 years to Mesoamerica (Aztec, Maya, and earlier cultures). They were portable, calorie-dense food for hunters, warriors, and travelers. Steamed in corn husks or banana leaves, they became sacred offerings as well as holiday food. Today in Mexico, Central America, and the U.S. Southwest, making tamales is the ultimate New Year’s Eve and Christmas tradition—families gather, music plays, and hundreds are made for good luck in the coming year.

### Easy New Year’s Tamales

(Makes about 3–4 dozen – 90 minutes active time thanks to shortcuts)

### Ingredients

- 6–7 lbs prepared masa for tamales (from a Mexican market or tortillería – already seasoned with lard and salt)
- 30–40 dried corn husks (soaked 30 min in hot water)
- Filling shortcut #1: 2 large rotisserie chickens, meat shredded + 2 jars (16–20 oz each) good red or green chile sauce (La Victoria, Las Palmas, or Hatch)
- Filling shortcut #2 (even faster): 5–6 lbs seasoned carnitas or barbacoa from Costco or your local taquería
- Optional: 1 lb Oaxaca or Monterey Jack cheese cut into strips (for cheese & chile verde tamales)



### Quick Assembly

1. Drain husks, pat dry.
2. Spread 1/3 cup masa on the smooth side of a husk in a thin rectangle (about 4×5 inches), leaving the top 2 inches empty.
3. Spoon 2–3 Tbsp filling down the center. Add a strip of cheese if you want.
4. Fold the left side over, then the right, then fold the bottom up. (No need to tie if you stand them upright in the pot.)
5. Stand tamales upright in a steamer pot with a few coins in the water (the rattling tells you when water is low).
6. Steam 60–75 minutes. They’re done when the masa peels easily from the husk.

Serve with extra sauce, Mexican crema, and a sprinkle of cotija. Ring in the New Year with the easiest, most authentic tamales you’ve ever made—because the ancestors would totally approve of rotisserie chicken and store-bought masa.

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