

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 13 Issue 5

February 2026

BOARD OF DIRECTORS

President..... Richard Parker
Vice PresidentChristian Gomez
Secretary.....Jonathan Knowles
Treasurer David Benitez
DirectorNoemi Gerardo
Director Piero Mejia
Director Rafael Sacorro

PROPERTY STAFF

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

IMPORTANT NUMBERS

Main305-945-6326
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 VICE PRESIDENT

The Board election took place on 21 January. Your existing Board members were reelected by a resounding majority, and we thank you for the confidence that you have shown in us. We intend this to be the year when we achieve not just the recertification of Coastal Towers but its beautification.

My only disappointment regarding the election was the limited number of owners that took the time to vote, despite receiving at least four reminders. It is disheartening for those who are volunteering their time to help build this community that only 43% of owners made the effort to vote. It is hard to represent the interests of people who fail to express them.

As I am sure you are aware, a Condominium Association is a corporation that is owned by its members. This means that, as a part owner of the corporation, you have a say in how the overall community is run, not just how you use your apartment.

The major piece of news since the election is that we now have three financial institutions vying to lend the Association the \$9 million that it needs to complete the recertification and to modernize the hallways, elevator lobbies, and front lobby. We are in active discussions with each institution to determine which can provide us with the best combination of loan duration, interest rate, and conditions.

Even with the loan, the overall budget will remain tight this year. The Association has no sources of money other than the dues owed by its members, and the rent it

Continued on page 2

Message from the Vice President (cont. from page 1)

charges on amenities. Regarding the former, we have been contacting owners who were behind in their maintenance and/or special assessment payments and have successfully collected more than \$100,000 in overdue payments. Regarding the latter, we are increasing the fees for the boat slips to something closer to market rates - but still incredible value for those of you fortunate enough to have a boat.

In short, we are trying to manage the finances of the Association as tightly as possible. At the same time, we are continuing to make small, cost-effective investments in things that enhance the structural, practical and aesthetic appeal of our community. The most recent initiative of this type was to the main entrance of the property with the repainting of the fencing, and the installation of river rock and new plants. It makes a dramatic difference to the first impressions of Coastal Towers.

Another project that is in full swing right now is the preparation for the installation of fiber internet to every apartment. We are nearing the end of the first phase of this work that involves installing a junction box in each unit. This is a simple job that requires only 15 to 20 minutes of work to ensure that the fiber optic cable is brought into the apartment (typically the junction box is placed directly above the door, and a hole is drilled close to ceiling so the fiber can be fed from above the dropped ceiling in the corridor). This phase will finish at the end of this month.

The second stage of the project will begin in March. This is when a technician from Breezeline will come to your unit to install the fiber from the junction box to wherever you want the router to be. The technician will then activate your system and, if you are an existing Breezeline customer, will migrate you from your existing coax connection to the new fiber connection. The technician will also ensure that the connection is working and that you have access to the additional services that you subscribe to.

What's My HOME WORTH?
RJ.AREAHOMEVALUES.NET

Find out what your home might be worth in today's market.
Rosa Jacquelin | Realtor
(786) 239-1283

lpt

We will alert you when this second stage of work will be starting so that you can schedule an appointment for the installation. This installation is free so long as it is scheduled within the next year.



At the risk of stating the obvious, please note that installation (phase two) cannot occur unless the fiber has already been brought into the unit (phase one). **IF YOU WISH TO HAVE FIBER INTERNET IN YOUR UNIT AND HAVE NOT YET HAD A JUNCTION BOX INSTALLED IN YOUR UNIT, PLEASE SCHEDULE AN APPOINTMENT WITH THE MANAGEMENT OFFICE BEFORE THE END OF FEBRUARY.**

I think that's a wrap on the latest news at Coastal Towers. I want to end by thanking those of you who made the time to vote, irrespective of who you voted for. This is a community and it thrives on the engagement of its members. Everyone can contribute – if only through a friendly word in the elevator or a smile to the person at the front gate. This place is what we make of it.

One final note – the eagle-eyed among you will have noticed that I am writing this newsletter as both Vice President and Secretary. Christian has kindly stepped into the role of Treasurer in recognition of the important financial decisions that the Association will need to make this year. We are grateful for the expertise he brings to this role.

Jonathan
Vice President and Secretary of the 2026 CTCA Board

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE SURFSIDE, FL 33154 305-866-2626
4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

Raise a glass of Syllabub to the U.S.A.'s birthday (or Valentine's Day!)

Here's a perfect 1776 dish that feels almost shockingly modern and delicious today — and was extremely popular during the Revolution: The Syllabub was a whipped cream cocktail that absolutely everyone who was anyone in 1776 drank. It was served at taverns, balls, and even at Independence Day-style feasts. George Washington, Thomas Jefferson, and John Adams all drank gallons of it. In 1776 it was considered elegant, refreshing, and a little boozy — today it tastes like the love-child of a creamy lemon mousse and a prosecco float. It originated in England, naturally, where it was a popular treat from the 16th to the 19th century.

Authentic 1776 Everlasting Syllabub.

(Recipe adapted from Hannah Glasse's 1747 cookbook and Jefferson's notes)

Ingredients

(serves 6–8 small glasses)

- 1 cup (240 ml) dry white wine (in 1776: Madeira or dry sherry; today a crisp Sauvignon Blanc or dry Riesling works beautifully)
- ½ cup (120 ml) fresh lemon juice (about 3 lemons) + zest of 1 lemon
- ¾ cup (150 g) superfine sugar (or regular sugar blitzed in a processor)
- cup (80 ml) brandy or cognac (optional but very 1776)
- 2 cups (480 ml) heavy whipping cream (very cold)
- Freshly grated nutmeg (a generous pinch)

How they made it in 1776 (and you can still do it this way for fun):

1. The night before, mix the wine, lemon juice, zest, sugar, and brandy in a large bowl until sugar dissolves. Cover and let it sit overnight so the lemon oils infuse — this was called "letting it draw."
2. Next day, add the cold cream and whisk like crazy (they used a chocolate mill or bundle of twigs) until it holds soft peaks and almost doubles in volume. It will look like whipped cream floating on a boozy lemonade base.
3. Spoon or ladle into small glasses or punch cups. Grate fresh nutmeg on top.



For the true 18th-century everlasting version: pour very gently into a glass bottle, cork it, and it will keep 2–3 weeks in a cool place (the acid and alcohol preserve it).

Modern shortcut

Just combine everything except the cream, then pour the cold cream in and whip with an electric mixer 2–3 minutes until thick and fluffy.





B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

Family owned & operated, providing our clients with quality service and work, for over 20 years

CALL US TODAY for a no obligation assessment and quote and be sure to mention this ad!

305-322-2652
www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

PATRICKJAIMEZ PA

Hablo Español/Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.
When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

**Mom & Daughter
Beauty Salon**



305-944-7527
Monday to Sunday: 9 am – 6 pm*
We Specialize In:
Hair Straightening • Permanent Waves
Keratin Hair Coloring • Hydration BOTOX®
• Highlights/Lowlights Specialists in long hair
Pedi & Mani Haircut & Style for men, women
& kids • Hair Extensions • Hair Treatments
Wash and Set • Balayage Hair • Ombre

Call for Appointment. Walk-ins
Welcome. Last appointment 6 pm.
*Hours subject to change. Please call ahead.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR
INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM




RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

MENTION THIS FLYER FOR FREE POLICY REVIEW

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rem Board License #P17924

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

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors | Cabinets
Vanities (New & Resurfaced)
Baseboards & Crown Molding
Quartz, Marble & Granite Countertops
Popcorn Ceiling Removal | Interior Doors & Frames
Impact Windows & Doors
Plumbing & Electrical Service
Ceramic Tile & Marble Installed | Mirrors



Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential

Specializing in condo & apartment interiors, we enhance your home's value with expert remodeling—kitchens, bathrooms, full renovations & additions. Family Owned for 40 years.

DIAMOND  REMODELERS

KITCHEN AND BATHROOM SPECIALISTS
GARAGE CONVERSIONS & ROOM ADDITIONS

JEFFREY DIAMOND ANTHONY LASORSA
Lic# CC94BS00437 Lic# CGC031497
Licensed & Insured General Contractors

305-865-9005

www.diamondremodelers.com
jeff@diamondremodelers.com



 @diamondremodelers  Diamond Remodelers

Special Discounts will be applied for mentioning this ad