



# WOODSIDE APARTMENT CONDOMINIUM NEWSLETTER

Volume 1 Issue 2

A Monthly Newsletter for the Residents of the Woodside Apartment Condominium Association

February 2026

## WOODSIDE APARTMENT Condominium Association, Inc.

16950 West Dixie Highway,  
North Miami Beach, FL 33160

### ASSOCIATION OFFICERS

**President** .....Alfonso Castellanos  
**VP / Treasurer** ..... Scott Schleiffer  
**Secretary** .....David Galarza  
**Director** .....Morris Azous  
**Director** .....Joe Benitoa  
**Director** .....Eric Bluestein

### PROPERTY MANAGEMENT

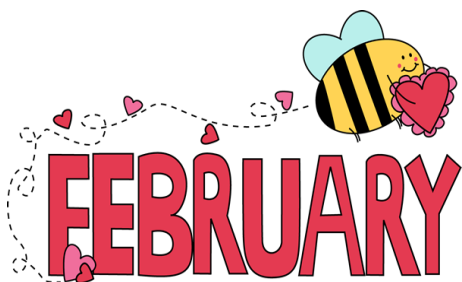
**Managed By:** .....First Service Residential  
**Property Manager** .....Bettina Allende  
manager@woodsidecondo.net

### IMPORTANT NUMBERS

**Main** ..... 305-949-8993  
**Security** ..... 786-9226369  
**Fax** ..... 305-949-8994  
**Email** .....manager@woodsidecondo.net

### OFFICE HOURS

**Monday - Friday** ..... 9:00 am - 5:00 pm



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## MESSAGE FROM THE MANAGEMENT

Dear Residents,

### 50-Year Certification Update

Construction is nearing completion. Before the contractor demobilizes, they must finalize outstanding items inside individual units. Please ensure access to your unit by either being present at the scheduled time or leaving a working key with the management office.

Some balcony safety nets require adjustment. These will be completed from the exterior at the end of the project.

### Upcoming steps

- Replacement of clubhouse doors and windows
- Installation of two missing doors at the side entrances
- Repair of the flooring in the fire pump room and trash room
- Replacement of the roof access door

### Fire Alarm System

We have received three proposals for the fire alarm project. This matter will be discussed at the next Board Meeting on March 3, 2026.

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

**Clerical**

We are updating our residents’ database. In order to do so, we have changed office hours to allow people who come late from work the opportunity to go to the office to resolve any pending matter.

**General Maintenance**

Dryer vents are currently being cleaned in February, as buildup has reduced efficiency of the drying machines in the laundry. Please don’t leave clothes overnight, be respectful of your neighbors.

Trash chutes will also be professionally cleaned in February.

We are evaluating repairs for the elevator doors on the side of the building, as they are not operating efficiently.

**Key Fobs**

Key fobs are being distributed floor by floor. When your unit is scheduled, please bring all required documentation. A notice with detailed instructions will be placed under your door.

**Pest Control (Mandatory)**

Pest control service is mandatory. Due to significant infestation in the past, we must remain proactive. Please ensure the office has a working key to your unit or plan to be home during scheduled service. If you have any health concerns, notify management in advance. The products being professionally applied by our pest control vendor are intended to minimize human reaction. If you don’t specifically know of an adverse health reaction, you will probably be fine with what they are using. Keeping pests out will be healthier for all.

**Water Consumption**

If you suspect a leak in your unit, please inform the office immediately. Water costs have increased significantly, and we want to avoid a potential special assessment to cover excessive usage.

**Gate and Lobby Access**

For security reasons, the office will no longer open the gate or lobby door remotely. If you are expecting deliveries, you must provide specific delivery hours and clear access instructions.

**Board Elections**

Elections will be held on March 24<sup>th</sup>. We encourage all residents to participate. Your vote is your opportunity to help shape the future direction of our building.

**Dogs**

Please do not allow your dog to do their business inside our gates and if they have an accident, please be prepared to clean up after them.

Thank you for your cooperation and continued support.

Sincerely,  
Management



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# Sweaters from seaweed?

A new effort to find a planet-friendly clothing material took a deep dive into fibers and landed on kelp.

Yes, that's seaweed and it has some things going for it. It's abundant. It grows back easily. It doesn't contain pesticides or fertilizers, and isn't infected by microplastics. Plus, when kelp is turned into fiber, it helps create a flame-resistant, biodegradable, non-toxic material.

The developer, Keel Labs, calls the kelp fiber kelsun and it has already partnered with Stella McCartney and Outerknown to release the clothes made of the fiber.

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# FEBRUARY IS AMERICAN HEART MONTH

## All about AEDs

You've probably seen them mounted on walls in offices, schools, and public buildings, but do you really know what they're for? They're called automated external defibrillators, or AEDs -- sophisticated medical devices that just about anyone can use to provide lifesaving assistance to people in cardiac arrest.



According to the American Red Cross, sudden cardiac arrest is one of the leading causes of death in the United States, with more than 350,000 cases each year. Defibrillation is the only way to restore regular heart rhythm, and readily accessible AED devices allow laypersons to intervene and buy time until first responders arrive. And during cardiac arrest, that extra time matters -- each minute without defibrillation reduces the odds of survival by about 10 percent.

## How AEDs work

According to AED manufacturer Avive, AEDs consist of adhesive electrode pads that read the patient's heart rhythm and deliver controlled electric shocks if necessary, a processor to analyze heart rhythm data and determine if and when electric shocks are appropriate. There are

several FDA-approved models on the market, and all of them provide voice and visual instructions to guide users through the process. While CPR/AED certification can be very helpful and make you feel more confident during an emergency, they are not required to use an AED.

## How to get an AED

All fifty states require AEDs in certain public gathering places, though the specific regulations vary by jurisdiction. But even in spaces where AEDs are not required -- which often includes churches, private clubs, businesses, and residential areas -- they can still be installed and used to provide lifesaving assistance.

FDA-approved AEDs can be purchased through a number of manufacturers and organizations, and generally have a base cost between \$1,000 and \$3,000, plus extra for any accessories. Individuals can generally purchase devices with pre-tax HSA dollars, and businesses can write off the cost as a business expense. Individuals, churches, nonprofit organizations and schools may also be able to fully or partially fund the purchase of AEDs with grants through a variety of charitable organizations and government programs.

If you purchase an AED individually or for an organization, make sure to account for maintenance costs. Prices and support can vary by vendor.

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