

The Boomerang

A monthly newsletter for the residents of Belle Plaza



BELLE PLAZA CONDOMINIUM ASSOCIATION, INC

20 Island Avenue
Miami Beach, FL 33139

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Regional Dir...... Michele Siegel

IMPORTANT NUMBERS

Main 305.538.7221
Fax 305.373.0013
Email ..manager@belleplaza.net

OFFICE HOURS

Mon - Fri.....9am - 5pm
Thursday9am - 1pm



Published monthly at no cost for Belle Plaza Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

ASPHALT PROJECT UPDATE (Started April 13, 2026)

The asphalt project is now underway. Full access to all vehicles is required to allow work to proceed safely and efficiently.

Parking Rules (Strictly Enforced):

- Valet for residents only (*relocation purposes only*)
- No self-parking
- No guest or vendor parking
- Scooters must be relocated (contact management)



24/7 valet service in place (*2 daytime / 1 overnight*) for the duration of the project. Vehicles will be moved and may be temporarily blocked as needed.

Important:

- Use valet if your space is unavailable (no cost)
- Leave keys with management/valet if you are away
- Vehicles without access will be towed at owner's expense (may be towed twice)
- Association not responsible for towing-related damages

Updates will be provided as sections reopen. Thank you for your cooperation.

Maintenance Requests Reminder

- All maintenance issues must be reported directly to Management.
- Do not coordinate requests with building front desk staff.
- Submit requests via approved channels (call office directly, email office, or written notice).



Emergencies: For urgent situations (flooding, active leaks, fire, or safety concerns), contact the Front Desk and Management immediately. Emergency access may be granted to protect life and property.

REMINDER FOR WORKER ACCESS AND ELEVATOR RESERVATIONS



Please inform the management office via email, asst@belleplaza.net when **any** type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman's Compensation. Solaris does NOT accept any insurance Exemptions so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance.

ELEVATOR RESERVATIONS:

We strongly suggest that you reserve the elevator in advance. We need to be informed in advance, and also require certificate of insurance for anyone accessing the property. Note that there is very limited parking and we cannot accommodate parking unless it is reserved in advance. **All workers are required to pay for parking**

WORKER ACCESS & PARKING

- All workers must be **scheduled in advance with Management**
- Vendors must submit all required documentation, including a **Certificate of Insurance (COI), no less than 48 hours in advance**
- Only **approved and compliant vendors** will be added to the daily schedule
- **All workers are required to pay for parking**

Exception:

- Deliveries or moves with a **pre-scheduled elevator reservation** will not be charged



PACKAGE POLICY UPDATE

Due to the high volume of deliveries and limited storage space, the following policies are in place:

- Packages must be picked up within 5 days of delivery notification
- Oversized/heavy packages will NOT be accepted – resident must be present for delivery
- New residents may not schedule deliveries until they have moved in and are residing in the building
- Construction materials and business-related deliveries are not permitted

Reminders:

- Packages not picked up within 5 days will be returned to sender
- All deliveries must include full name & unit number
- Written authorization is required for third-party pick-up (ID required)
- Do not schedule deliveries if you are out of town

These policies are effective immediately. Non-compliant packages will NOT be accepted.

Thank you for your cooperation.



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Before You Leave

Before you leave your apartment for a long period of time, these quick simple tasks can help prevent coming home to a disaster:

- Turn OFF the main water supply.
- Turn up the thermostat – but do not turn off the A/C unit.
- Unplug electronics.



In the Event of an After-Hours Emergency

Please call the front desk at 305-538-7221



Notary Public

Notary service is available at the management office, during regular business hours. (Fee is applicable).



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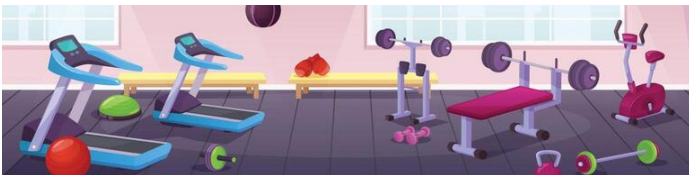
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GYM RULES & ETIQUETTE

- Phones permitted **only if not disruptive (no speakerphone/no video calls/loud audio). MUST USE HEADPHONES!**
- **Guests must be accompanied** by resident at all times
- **Trainers require Management approval** (license, insurance, waiver)
- **Closed-toe shoes & proper attire required**
- **Wipe equipment before/after use**
- **No food/alcohol** (water only)
- **Be respectful** – no loud noise or dropping weights
- **Return all equipment after use**

Non-compliance may result in suspension of gym privileges.



Keeping Your Home Beautiful

It takes a lot of hard work to keep everything looking neat and beautiful, not only from our Staff but also by you the residents. We all need to work together and lend a helping hand. Please remember, our Janitorial Staff is not here around the clock. If your dog has an accident in the hallways or elevators or if you spill something, please take a minute and clean it up. If you see something dirty or broken, please report it to the front desk or call the Management Office so it can be addressed immediately. Remember, this is your home so let's work together to keep it beautiful!

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