

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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BELLE PLAZA MANAGEMENT

Manager Peggy Otano
Asst. Manager..... Jesse Garcia
Front Desk Lead . Carlos Vazquez
Regional Dir...... Michele Siegel

IMPORTANT NUMBERS

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

OFFICE HOURS

Mon - Fri 9am - 5pm
Thursday 9am - 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 Notice – Begins April 13, 2026

The asphalt project is scheduled to begin on **April 13, 2026**. To allow the work to be completed safely and efficiently, full access to all vehicles on the property will be required.



Temporary Parking Procedures:

- Valet service for residents only
- No self-parking
- No guest parking
- No parking for vendors, workers, or non-residents

This project will require **24/7 valet service**. Vehicles will be relocated as needed throughout the project, and some may be temporarily blocked to accommodate work areas.

Important:

- If you will be away, you must leave your vehicle keys with management
- If keys are not provided, vehicles will be towed at the owner’s expense
- The Association is not responsible for damages resulting from towing due to lack of access

Residents will be notified as sections are completed and parking becomes available.

Thank you for your cooperation.

The association signed a contract with Southern Asphalt Engineering, Inc. **FOR \$85,773.60. THE SCOPE OF WORK CONSISTS, BUT IS NOT LIMITED TO, MILLING 56,430 SQ FT OF ASPHALT, TRAFFIC CONTROL DEVICE** disposal of milled material, tack coat to promote adhesion, asphalt plant hot mix type S-III at a 1.5 thickness, striping, 12” stenciling for parking space numbers, traffic arrows, painting, replacing parking stops as needed and signed and sealed construction documents.

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.

Note: Failure to follow proper procedures may result in delays or enforcement action.



Management Contact Update

Please be advised that Belle Plaza Condominium has updated its management email addresses. Kindly update your records with the following new contact information:

Peggy Otano, Property Manager:
Manager@BellePlaza.net

Jesse Garcia, Assistant Manager:
asst@BellePlaza.net

Please note that previous email addresses will be **phased out** and will no longer be monitored. We appreciate your cooperation in updating your records to ensure continued communication with Management.



NOISE POLICY REMINDER

- No excessive noise at any time
- **Quiet Hours:** 11:00 PM – 7:00 AM
- Noise must **not be audible outside your unit**

Worker/Delivery Hours

- Mon–Fri: 9:00 AM – 4:00 PM
- No work on Saturday, Sundays or holidays

Enforcement: Violations may result in fines and/or suspension of privileges. Residents are responsible for their guests, tenants, and contractors.

If noise can be heard outside your unit—especially after 11:00 PM—it is a violation.

FOB & Access Control Reminder

- All residents must use their assigned FOB for building entry, including lobby access to the elevators. Staff will no longer grant access to this area.
- **Tenants:** FOBs are issued for the approved lease term only and require completed registration with Management. **Lease renewals must be submitted in advance to avoid FOB deactivation.**
- **Owners with leased units:** FOB access and amenity privileges are deactivated during the lease. Access is only permitted as a registered guest of the tenant.
- **Contractors/Workers:** FOBs may not be shared. All workers must check in/out at the Front Desk. Unauthorized FOB use will result in deactivation.
- A building-wide **FOB audit** is underway; inactive or unauthorized FOBs will be deactivated.



Non-compliance may result in enforcement action.

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Owners with Leased Units

- Owner FOB access is deactivated during the lease term.
- Amenity access is transferred to the tenant.
- Owners may only access the building as a registered guest of their tenant.



Moving, Deliveries & Contractor Access

- All moves, deliveries, and contractor visits must be scheduled at least 48 hours in advance.
- Reservation requests must be confirmed by Management prior to scheduling.
- Contractors/delivery companies must submit a valid COI at least 48 business hours prior.
- Parking is limited to approved, scheduled services only.
- All coordination must be done through Management only.



Non-compliance may result in denied access, towing, or fines.



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dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

VALET PARKING POLICY

All vehicles, including those of residents, guests, housekeepers, nurses, vendors, and any other persons requiring parking, must use valet service. Self-parking is not permitted. All vehicles must be checked in directly with the valet attendant upon arrival.



Valet Payment Policy

Valet payment is due when the vehicle is retrieved. IOUs or delayed payments are not allowed, as attendants must close out each shift. Overnight valet exceptions will apply only in accordance with approved procedures.

Non-Compliance

Failure to follow this policy may result in denial of parking privileges and other enforcement action as permitted by Association policy.

NEW VALET RATES

BELLE PLAZA
CONDOMINIUM ASSOCIATION

For Questions Email:
belleplazacondo@atlanticbb.net

VALET PARKING FEES*

1 - 3 HOURS **\$10.00** - 1 STICKER
 3 - 6 HOURS **\$15.00** - 2 STICKERS
 6 - 24 HOURS **\$25.00** - 3 STICKERS

ENTITLED TO A 10 MINUTE GRACE PERIOD.
THANK YOU

Validation Tickets available in the Office for Residents

NO CASH ACCEPTED

NO JOB TOO SMALL

PAINTING AND MINOR REPAIRS

SATISFACTION AND QUALITY GUARANTEED

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors | Cabinets

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