

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 13 Issue 6

March 2026

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OFFICE HOURS

Mon. - Fri.....8:30 AM-4:30 PM
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COASTAL TOWERS
Condominium Association, Inc.
400 Kings Point Dr,
Sunny Isles Beach, FL 33160

MESSAGE FROM THE VICE PRESIDENT

I am happy to report that we have received approval of the \$9MM loan that the Association is seeking to fund the recertification work and hallways project. We are now awaiting the formal letter of commitment from the bank.

Provided that the final loan terms are acceptable, your Board plans to call a special meeting later this month to hold a formal vote on the loan. This follows our vote in December to seek a bank loan as an alternative to calling a special assessment for \$20,000 per unit.

At that meeting, your Board will also vote on another issue that is rapidly becoming urgent – what to do about the pool deck. As most of you will be aware, the pillars that support the south section of the pool deck have decayed and this is why this section is cordoned off. The concrete reconstruction contract with NCP currently covers resurfacing the main part of the pool deck but excludes the south section.

We are meeting with Pistorino & Alam (the consulting engineer) and NCP this month to discuss the relative cost of remediation versus demolition. We will also discover whether there are cost savings involved in doing this work while NCP is on site and already working on the main section of the pool deck.

NCP's concrete work on the building is expected to be finished by the end of May. The waterproofing and painting work on the building will take a further two to three months.

We have now formally started the electrical recertification work and plan to award the hallways projects once we have formal confirmation about the timing of the loan funding. Your Board is doing everything it can to uphold its promise that 2026 will be the year when Coastal Towers will be structurally and aesthetically brought up to date.

Another aspect of modernization of the building is the fiber internet project. As at the end of February, more than 300 units had provided the necessary access for Breezeline to install the junction boxes. We will shortly be announcing the start of the second phase of work – the activation of the service itself. As many of you know, this will involve scheduling an appointment with Breezeline to install

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

a router, connect it to the junction box that was installed during the first phase of work, and migrate your service from your existing coax connection to the new fiber connection. For existing Breezeline customers, the technician will also ensure that you have access to any additional services to which you currently subscribe.

For the 120 units who have not yet arranged for the first phase of work to be done, you will not be eligible to participate in this second phase of work. If you decide later that you want to have access to fiber internet, then it will be your responsibility to schedule both phases of work directly with Breezeline and at your own expense.

One other area of technical upgrades has been the installation of license plate reader cameras at the entrance and exit of Coastal Towers. This will allow us to automate the entry of known vehicles to the property. All other vehicles will be required to use the visitor lane but the registration process will now be much quicker. The entry and exit cameras will enable us to create a daily log of all vehicles coming on property and the duration of time spent here.

Once testing is complete, we will decommission the bar code reader on the resident entry lane and the existing decals. We will issue new decals associated with your assigned parking space. Our intention is that this new system will expedite the entry of registered vehicles, speed up the processing of visiting vehicles, eliminate abuse of the overnight parking, and document the illegal second cars that a small number of residents continue to keep on property.

In closing, I do want to stress that your Board is serious about creating a true sense of community at Coastal Towers. Community means that each resident is mindful not just of their rights but also of their obligations to one another. The Board has begun this work by reducing the frequency of rude, threatening or antisocial behavior. But we recognize that the real work of building community involves each of us making the effort to make Coastal Towers a friendlier and more caring place to live. We have 428 units, most of which are one-bedroom apartments. This means that we have many residents who are living on their own. As one of them, I want to share that my day is made brighter by just a smile or a gesture of recognition. Please be kind to your neighbors.

Jonathan
Vice President and Secretary of the 2026 CTCA Board

Celebrating the Women in Our Community
HAPPY INTERNATIONAL
WOMEN’S DAY

This month we celebrate International Women’s Day, a special time to recognize and honor the incredible women who make a difference in our homes, our community, and around the world.

We would like to take a moment to appreciate the strength, kindness, leadership, and resilience that women bring to our daily lives. Whether as mothers, daughters, partners, friends, neighbors, or leaders, their contributions help shape a stronger and more caring community for all of us.



On behalf of the management team, we wish all the amazing women in our community a wonderful International Women’s Day filled with appreciation, joy, and recognition.

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HOW ST. PATRICK'S DAY EVOLVED INTO A PARTY

St. Patrick introduced Christianity to Ireland in the fifth century A.D., but it took until the 1960s for Ireland to start celebrating it like Americans. But how did this holiday arrive on American shores, and why did it turn into a wild party over here while the Irish observed it as a religious occasion? For that, we can blame the British -- which is an Irish custom all by itself.

According to the Smithsonian, Irish soldiers, many of them indentured servants, introduced the holiday to the original 13 colonies as early as 1762 -- the same year that the first St. Patrick's Day Parade was held in New York City. The parade tradition continued past independence and through the decades, growing in scope and size and party opportunities as Irish immigrants poured into the U.S. and established the largest Irish diaspora outside of Ireland.

But while Irish-Americans partied in green getups and waved shamrocks around, the situation in Ireland was comparatively bleak. British authorities banned green clothing because of its association with Irish revolutionaries, and American-style public gatherings to celebrate Irish pride were simply not on the menu. Thus, the St. Patrick's Day that Americans recognize and love is largely a product of immigrant imaginations, mixed with healthy doses of American capitalism and our national appreciation for excellent parties.



St. Patrick's Day still remains a solemn religious occasion for many observant Catholics in Ireland, but blowout parties have gained in popularity in recent decades -- partly to attract tourists, and partly because they're tons of fun.

Whether you're Irish or not, when you attend a St. Patrick's Day celebration, let yourself enjoy every piece of it, no matter how corny or weird or outlandish it is. Because centuries ago, Irish people -- perhaps even your ancestors -- fought to preserve that piece of their homeland and pass it down with pride.




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