



Island Pointe

Luxury Waterfront Condominium Residences

10350 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
islandpointemgr@fsresidential.com
edward.rodriquez@fsresidential.com

BOARD OF DIRECTORS

President..... Patricia Gill
Vice President .. Edward Kazanjian
Treas./Sec......Eric Broad

PROPERTY STAFF

Prop. Mgr. ..Edward Rodriguez LCAM
Front Desk Lead . Erick Hernandez
Front Desk Associates
..... Julio Cesar Chiroldes
Front Desk/Security
.....Johane Dray
.....Joshua Balan
Chief EngineerJose Ugarte
Maintenance Asst. ...Sergio Rocha
Housekeeping Sup..Carmela Collado
HousekeepingLuisa Sarmiento
HousekeepingEloy Torres

IMPORTANT NUMBERS

Main 786-506-0943
Office..... 305-864-8296

OFFICE HOURS

Mon. - Fri......9:00 AM - 5:00 PM

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

MESSAGE FROM THE MANAGER

Good afternoon,

Last month, we focused on four core principles: Transparency, Accountability, Proactive maintenance & Professionalism. These continue to guide how we operate and care for our building.

We remain focused on the basics:

- Addressing maintenance items promptly
- Monitoring building systems
- Working closely with vendors
- Improving communication and follow-through

We also want to remind all residents that honoring our condo bylaws and building rules and regulations is key to keeping Island Pointe safe, comfortable, and enjoyable for everyone. Following these rules helps maintain property value and ensures a positive community environment.

Bottom line:

We are staying proactive, consistent, and focused on maintaining the property properly. Your cooperation with the rules makes a big difference.

If you have any questions or need assistance, please feel free to reach out.

Warm regards,
Edward Rodriguez, LCAM
Property Manager

WELCOME SPRING



Beat The ‘Captivity of Activity’ with Rest

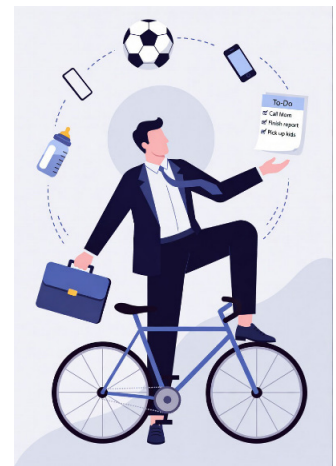
There’s a difference between accomplishing something and doing something. Our fast-track world honors constant activity, but those who aren’t selective about what they do can wind up with a lot of stress and feel like a mouse on a treadmill. They’re running fast, working hard, and not getting anywhere. Experts call it the “captivity of activity.” Here are some of the symptoms:

- You’re in a constant rush.
- You think that no matter how much you work, you’ll never have enough time to do it all.
- You are chronically tired and emotionally exhausted.
- You believe that if you stop, everything will fall apart.

It won’t. Here’s a radical notion that will help: Get some rest. That doesn’t mean rushing off for a vacation, because that could raise your stress level even higher. It doesn’t mean taking a less-stressful job, because every job includes stress. And it doesn’t mean putting your kids up for adoption, because you’ll continue to run anyway. The key to resting is to actively do nothing for a while, and then do it some more.

Will the world fall apart if you say “no” more often? Will anyone care 10 years from now if your home isn’t very neat today? Will your kids be harmed if you tell them not to interrupt your down time? Will you lose your reputation by not volunteering for the next big project? If your stress level is pushing you toward burnout, you have to give careful thought to these questions.

Life isn’t going to slow down, but you can purposely find ways to do it when you need to and to get some rest. The trap of activity will always be there, waiting to pull you in.



**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA
New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com



**B&B
CONCEPT DESIGNS**
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

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

WHEN OUR CLIENTS SPEAK, WE LISTEN. One of the biggest requests from our clients is communication and documentation about the progress of their project. B&B Concept Design Provides:

- Direct supervision at each jobsite
- The latest technology to ensure our crews are in constant contact
- Daily and weekly reports of schedules and construction meetings
- Before, during and after photos as record of what work has been completed
- Pre-existing surveys of work areas protecting our clients against any liability

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

MARCH IN HISTORY



- Harvard University students in March 1939 thrilled the public with their new fad: Goldfish swallowing.
- On March 15, 1937, the first blood bank was established at Cook County Hospital, Chicago, Ill.
- On March 30, 1867, Alaska was purchased from Russia for 2 cents an acre.

Impossibly cute (and endangered.)



National Panda Day
March 16.



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.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

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



CALL US TODAY FOR A FREE CLAIM INSPECTION



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

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

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.

Rami Bizaro License #P13524

What's My HOME WORTH?



ROSA JACQUELIN | BROKER ASSOCIATE
786.239.1283



WANTED
PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding
Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net | 786-223-9417



Eric Broad
Broker Associate
305.318.2385
eric.broad@corcoran.com

Follow me on Instagram!
@bestofmiamibeach

Island Pointe

Offering some neighborly advice.

As a fellow resident of Island Pointe, I take pride in guiding neighbors like you along all of your real estate journeys.

*Selling or leasing out your home?
Call Eric for the expertise you need.*

corcoran

9537 HARDING AVE | SURFSIDE

The Corcoran Group is a licensed real estate broker. This is not intended to solicit property already listed. Equal Housing Opportunity.

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

Lic# CC94BS00437

ANTHONY LASORSA

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

