



WOODSIDE APARTMENT CONDOMINIUM NEWSLETTER

Volume 1 Issue 4

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

April 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 Morris Azouz
Director Jose Benitoa
Director Eric Bluestein
Director Sandra Montivero

PROPERTY MANAGEMENT

Managed By: First Service Residential
Property Manager Bettina Allende
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OFFICE HOURS

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



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MESSAGE FROM THE MANAGEMENT

Dear Residents,

Building Access Update

At the end of this month, the new door closing mechanism will be activated. **A key fob will be required to access the building.** If you have not yet obtained yours, please stop by the management office as soon as possible.

50-Year Certification Update

The recertification process continues to move forward. Unit touch-ups will take place throughout April. New doors and windows in the clubhouse have been completed. Repairs are currently underway in the pool pump room, including the concrete floor and walls. The trash room floor has also been repaired and waterproofed.

Upcoming Projects

Upcoming work includes repairs to the boiler room floor and replacement of the roof access door. We will continue to provide updates as these projects progress.

Fire Alarm System

A vendor has been selected for the fire alarm system. The total project cost is \$240,000, and the contract is currently under review.



Clubhouse Improvements

Two television sets have been installed, along with WiFi service covering both the clubhouse and pool deck. Residents can now enjoy the space for activities such as virtual meetings.

Administrative Updates

We continue updating the residents' database. Office hours have been adjusted to better accommodate residents who return home later in the day.

General Maintenance

The clubhouse floor has been professionally cleaned, the pool deck has been

Continued on page 2

Message from the Management (cont. from page 1)

pressure washed, and the 5th-floor hallways have been freshly painted.

Hallway AC Units

We have started the bidding process to replace hallway AC units. Our goal is to complete this project before summer. An engineer will determine whether upgraded capacity is needed.

Laundry Rooms



A simple cleaning project turned into a larger repair due to corroded plumbing and valves. The work took three days instead of one. We appreciate your patience as we ensure the work is completed properly.

Important Reminder

Doors must remain closed at all times, as leaving them open is a fire safety violation. Please also avoid leaving laundry in machines overnight.

Elevators

The elevator door closing mechanism has been replaced, and the elevators are now functioning properly.

Pest Control (Mandatory)

Pest control service is mandatory. Residents must provide access to their units or be present during service. Non-compliance will result in violations. Please notify management in advance of any health concerns.

Water Inspections

We are inspecting units for water leaks. Access is required. Please report leaks immediately to prevent excessive water usage and potential additional costs.

Pets

Please do not allow dogs to relieve themselves inside the property gates. If an accident occurs, please clean up promptly.



Thank you for your cooperation and continued support.

Sincerely, Management


What's My HOME WORTH?



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MENSAJE DE LA GERENCIA

Estimados Residentes,

Acceso al Edificio

A finales de este mes se activará el nuevo sistema de cierre de puertas. **Será necesario utilizar un llavero electrónico (key fob) para ingresar al edificio. Si aún no lo tiene, por favor pase por la oficina.**

Recertificación de los 50 Años

El proceso continúa avanzando. Durante abril se realizarán retoques en las unidades. Ya se completó la instalación de puertas y ventanas en el clubhouse. Actualmente se están reparando el piso y las paredes del cuarto de bombas de la piscina, y el cuarto de basura ha sido reparado e impermeabilizado.

Próximos Proyectos

Se realizarán reparaciones en el piso del cuarto de calderas y el reemplazo de la puerta de acceso al techo. Continuaremos informando sobre estos trabajos.

Sistema de Alarma Contra Incendios

Se ha seleccionado el proveedor para este proyecto, con un costo total de \$240,000. El contrato se encuentra en revisión.

Mejoras en el Clubhouse

Se instalaron dos televisores y WiFi que cubre el clubhouse y el área de la piscina. Esto permitirá realizar actividades como reuniones virtuales.

Actualización Administrativa

Continuamos actualizando la base de datos de

residentes. También hemos ajustado el horario de oficina para mayor conveniencia.

Mantenimiento General

Se realizó la limpieza profesional del piso del clubhouse, lavado a presión del área de la piscina y pintura de los pasillos del quinto piso.

Aire Acondicionado en Pasillos

Hemos iniciado el proceso de cotización para reemplazar las unidades de aire acondicionado. Nuestro objetivo es completar el trabajo antes del verano.

Lavandería

Debido a tuberías y válvulas corroídas, el trabajo tomó más tiempo de lo esperado. Agradecemos su paciencia mientras completamos las reparaciones correctamente.

Recordatorio Importante

Las puertas deben permanecer cerradas en todo momento, ya que dejarlas abiertas es una violación de seguridad. También les pedimos no dejar ropa en las máquinas durante la noche.

Ascensores

El mecanismo de cierre de puertas ha sido reemplazado y los ascensores funcionan correctamente.

Control de Plagas (Obligatorio)

El servicio es obligatorio. Debe proporcionar acceso a su unidad o estar presente durante la visita. El incumplimiento resultará en violaciones.

Inspección de Agua

Se están inspeccionando las unidades para detectar fugas. El acceso es obligatorio. Reporte cualquier fuga de inmediato.

Mascotas

Por favor, no permita que sus mascotas hagan sus necesidades dentro de la propiedad. En caso de accidente, limpie inmediatamente.

Gracias por su cooperación y apoyo continuo.

Atentamente,
Administración

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