

# 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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**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.

## 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.

## AMENITY RENTAL PAYMENT REMINDER

Residents renting **kayak storage, scooter parking, boat dock spaces, or storage units** are reminded that all outstanding balances must be paid promptly to avoid late fees and enforcement action.

Effective **June 1, 2026**, delinquent accounts may result in **loss of access and reassignment of amenity spaces due to waiting lists**. Unpaid balances will be transferred to the unit ledger and continue accruing applicable late fees.

**Tenants:** Delinquent amenity accounts may also impact tenant security deposits, which must be replenished as required.

If you have already submitted payment, please disregard this reminder or provide confirmation to Management.

**Belle Plaza Management**



## 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.

## NATIONAL SAFETY MONTH

Safety is a team sport

Nobody knows the hazards of your job better than the people doing it every day. That is why shared



responsibility is one of the most powerful tools in workplace safety — and one of the easiest to put into practice.

It starts with small things. Mentioning a wet floor to the person behind you. Pointing out that a ladder looks shaky before someone climbs it. Pulling a coworker aside to say, “Hey, your hard hat strap is loose.” These aren’t acts of bossiness. They are acts of respect.

Toolbox talks and safety meetings work the same way. According to a report from Associated Builders and Contractors, companies that hold daily safety briefings reduce their recordable incident rates by 82 percent compared to companies that meet only monthly. That is not a small difference — it is the difference between going home healthy and not.

When OSHA studied workplaces with active safety participation programs, they found that injury rates dropped by 30 to 50 percent and that employers saved four to six dollars for every dollar invested in training. But the real payoff is simpler than any dollar figure: everyone watches out for everyone.

Safety meetings do not have to be long. A five-minute huddle at the start of a shift can flag a hazard that nobody noticed. Speak up, listen up, and look out for each other. That is shared responsibility in action.

## 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.



### 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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**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**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.



**PATRICKJAIMEZ PA**



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(D0210, D0150, D1110)

9456 HARDING AVENUE  
SURFSIDE, FL 33154  
305-866-2626

4011 WEST FLAGLER ST, SUITE 506  
MIAMI, FL 33134  
305-643-1444

[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
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**What's My HOME WORTH?**



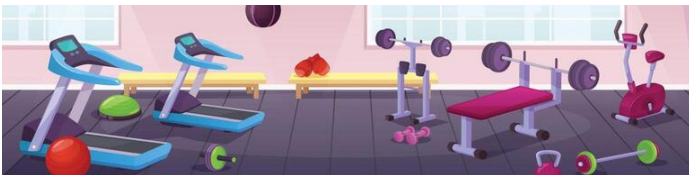
**ROSA JACQUELIN | BROKER ASSOCIATE**  
786.239.1283



## 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!

## NO JOB TOO SMALL SATISFACTION AND QUALITY GUARANTEED



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