

COASTAL NEWS



A Newsletter for the Residents of The Coastal Towers Condominium

Volume 13 Issue 11

August 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 hope you are all having an enjoyable summer.

I am happy to report that the concrete restoration is essentially complete. NCP will still be around for a few more months, but their focus is now on resurfacing the pool deck and redoing the expansion joints, plus the waterproofing and painting of the balconies.

On that note, please note that NCP will be working on the loading dock area between 24 and 27 August so it will be closed for those days.

The electrical recertification work is progressing rapidly. Over the last two months, Alexcom Engineering has completed approximately 85% of the work in the common areas and passed inspections from the roof down through the 5th floor. They expect to finish work on the common areas by the end of this month and move onto the work in the individual units by early September.

The completed work includes:

- Rust removal and sealing of cable junctions
- New cabling and repairs to electrical panels in the east, west, and central meter rooms
- Cable strapping throughout the common area corridors
- Installation of new equipment and repairs to junction boxes
- Installation of additional lighting in the central staircase
- Installation of disconnect switches for the common area water heaters serving the laundry rooms, and in the pool pump room
- Extensive electrical work on the roof, including repairs to electrical panels serving the roof exhaust fans and installation of new disconnect switches for several fans



Continued on page 2

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

In addition, the new main switchgear for the central meter room has been ordered.

The Board requests that owners are responsive to requests to grant access to their units starting in September, so that we can complete the electrical recertification work and – finally – have Coastal Towers be in compliance with the required structural standards.

On the aesthetic aspects of the work, the Board is currently reviewing designs that will restore the hallways, elevator lobbies, and front lobby to a level of quality that replicates their original standards of furnishing and elegance using contemporary materials. Once approved, we will arrange for mockups of the designs to be displayed in the office.

Your Board is grateful for your support of this work and your patience with the disruption and noise that has been involved in restoring Coastal Towers to its original quality.

It is a quirk of fate that the aesthetic work on the building

will start in the month that the sixtieth and final installment of the 2021 Special Assessment will be payable. All the structural projects – roof replacement, concrete restoration, electrical recertification, hurricane windows in the common areas – will finally have been completed.

One final note – giving blood is a valuable and largely painless way in which to benefit the wider community in Florida. If a dozen Coastal Towers residents will commit to donating blood, we can organize for the Big Red Bus – the mobile donation center operated by oneblood.org – to visit the building so that the donation process can be completed without even leaving the property. Please let the office know if you are willing to participate.



Jonathan

Vice President and Secretary of the 2026 CTCA Board



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Last appointment 6 pm.

**Hours subject to change.*

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HOW TO CONTROL YOUR LIGHTS WITH YOUR VOICE

You get up in the middle of the night, still half asleep. The room is completely dark. Now where is the lamp?

You can call forth light. A smart plug or a smart bulb lets you control a lamp with the help of a voice assistant. The voice assistant can be the one on your phone (Siri or Google), or a separate speaker like Amazon Echo, Google nest or Apple HomePod.

The cheapest place to start is a smart plug, often \$25 or less, that sits between the wall outlet and a lamp you already own. You plug it in, connect it to your Wi-Fi through a free app. Then you can say to your phone: "Hey Siri, (or "Hey Google") turn on the light." No special bulb and no wiring. For more than on and off – dimming or changing colors – a smart bulb is the better pick. Look for one labeled "no hub required," like bulbs from Wyze, WiZ, Kasa, or Govee. They connect straight to Wi-Fi and you talk to them through your phone or voice assistant.



One thing to check before you buy: the box should say "Works with Apple Home app" if you carry an iPhone, or "Works with Google" if you carry an Android. That is what lets your phone's own assistant control the light with no extra gear. A stand-alone Amazon Echo, Google Nest, or Apple HomePod is optional. It is necessary if you want everyone in the house to command the light. Then there is Philips Hue, the premium name. It runs through a separate bridge box plugged in to your router. Hue endures, because that box buys reliability and the system works smoothly with Siri and the rest.

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