



Volume 14 Issue 12

A Newsletter for the Residents of the Island Pointe Condominium

August 2026



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
..... Ms. Nelia Mikhyeyev
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.

A Message from Island Pointe

Dear Residents,

We hope everyone is enjoying the summer. As we move through August, Management would like to share a few community updates, reminders, and ongoing improvements around Island Pointe.

60-Year Recertification Update

Management and the Board continue working through the various components associated with Island Pointe's

60-Year Recertification. Recent inspections and evaluations are helping us identify current conditions and prioritize items requiring attention. As the process progresses, we will continue to keep the community informed of significant developments and any work that may affect residents.

Common Area A/C

We are aware that some residents have noticed warmer temperatures in the hallways and other common areas, particularly during the hottest portions of the day.

Our **chiller and cooling tower systems are operating as intended.** However, the combination of extreme summer temperatures, high humidity, frequent opening of exterior doors, and airflow throughout the building can make common areas feel warmer than individual residences.

Our team will continue monitoring the system throughout the summer months.

New Pool Umbrellas

New, sturdier umbrellas have been ordered for the pool area to better withstand the conditions along the bay. We kindly ask everyone to **close the umbrella after use.** Even our heavier umbrellas can be damaged or lifted by sudden wind gusts when left open. Management has also placed reminder notices on the umbrella handles, and staff members check the pool area throughout their shifts and again around sundown. **Your cooperation helps us protect our community's equipment and keep the pool deck safe for everyone.**



Continued on page 2

Message from Island Pointe (cont. from page 1)

Parking Areas

Drive slowly, remain aware of pedestrians and other vehicles, and make sure your vehicle is parked completely within your assigned space. If you notice a safety concern in the garage, please report it to Management or the Front Desk so that it can be addressed promptly.

Trash & Recycling Reminder

Please help us keep Island Pointe clean by properly disposing of household trash and recycling. Do not leave boxes, bags, furniture, or other items in the hallways, trash rooms, or other common areas. Cardboard boxes should be broken down before disposal in the appropriate location.

Hurricane Season Reminder

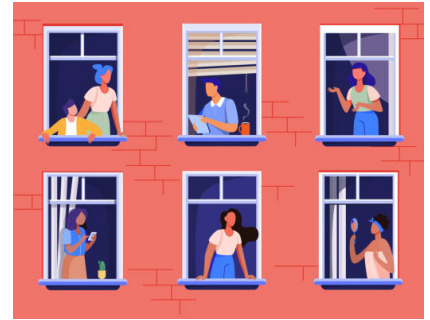
We remain in the heart of **Atlantic hurricane season**, and August and September are historically active months. Residents are encouraged to review their hurricane plans, keep emergency supplies available, and make arrangements for balcony furniture and other exterior items well before a storm approaches. Please remember that **all items must be removed from balconies when instructed by**

Management in preparation for severe weather.

Management will communicate building-specific instructions should a storm threaten our area.

A Little Courtesy Goes a Long Way

Island Pointe is home to many families and residents, and maintaining a pleasant community takes everyone's cooperation. Please remain mindful of noise, children in common areas, pets, elevators, hallways, the pool area, parking areas, and other shared spaces. Small acts of consideration make a meaningful difference in the quality of life for everyone.



Thank You! We appreciate the continued cooperation and involvement of our residents as we work to maintain and improve Island Pointe.

As always, if you see something that requires Management's attention, please let us know.

Wishing everyone a safe and enjoyable August!
Island Pointe Management



B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

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

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*



stellar
Public Adjusting Services
Professional Insurance Claim Representation

*CALL US BEFORE YOUR
INSURANCE COMPANY!!*

(305) 396-9110
STELLARADJUSTING.COM








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.

Rami Bazzi License #P175224

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.

BACK-TO-SCHOOL SAFETY REMINDER

As the new school year begins next week, the Association would like to remind everyone that traffic in and around our community will increase, particularly during the morning and afternoon school hours.

Please help keep our community and neighboring streets safe by following these important reminders:

- **Drive slowly and obey all posted speed limits.**
- **Allow extra travel time** for increased traffic during school drop-off and pick-up hours.
- **Be alert for children** walking, riding bicycles, or crossing streets, especially near entrances, exits, and sidewalks.
- **Yield to pedestrians** at all crosswalks and intersections.
- **Avoid distractions** while driving. Please refrain from using handheld devices behind the wheel.
- **Watch carefully when backing out** of parking spaces, as children may be difficult to see.
- **Be patient and courteous** with fellow drivers, pedestrians, school buses, and crossing guards.

Together, we can help ensure a safe start to the school year for our residents, our neighbors, and the children in our community. Thank you for your cooperation in making safety a priority.



Gustavo Ortega

REALTOR®

480-550-1817

gustavosellsfl305@gmail.com

LOCAL EXPERTISE. EXCEPTIONAL RESULTS.



SELLING

Maximize your
property's value.



LEASING

Find the right tenant.
Protect your investment.



INVESTING

Smart strategies.
Stronger returns.



SCAN TO
SEARCH HOMES

South Florida • Costalegre, Mexico

gustavoortega.net



20803 Biscayne Blvd
Aventura, FL 33180



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 SATISFACTION AND QUALITY GUARANTEED



YOUR FULL SERVICE CONTRACTOR SINCE 1980

- **Condo Specialists**
- Kitchens & Bathrooms
- Cabinets & Countertops (New & Resurfaced)
- Garage Conversions
- Room Additions
- Interior & Exterior Painting (**Our Specialty**)

DIAMOND  **REMODELERS**

305-865-9005

Call Today for your

FREE ESTIMATE

Serving Miami-Dade & Broward



Condo Specialists

www.DIAMONDREMODELERS.com

Special Discounts will be applied for mentioning this ad.
 Jeffrey Diamond Lic# CC94BS00437 | Anthony Lasorsa Lic# CGC031497