Volume 1 Issue 8
October 2026

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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IMPORTANT NUMBERS

Main 305.538.7221
Fax 305.373.0013
Email ..manager@belleplaza.net

OFFICE HOURS

Mon - Fri.....9am - 5pm
Thursday .....9am - 1pm

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BELLE PLAZA
CONDOMINIUM

PAYMENT DUE 1ST OF EACH MONTH

MONTHLY MAINTENANCE PAYMENT REMINDER

To avoid late fees, please review the payment guidelines below.

PAYMENT DEADLINES

- Assessments are due on the 1ST of each month.
- Payments must be **RECEIVED** by the Association no later than the 10TH of each month.

Payments received after the 10th are subject to late fees and collection procedures in accordance with the Association's governing documents.

IF YOU PAY THROUGH YOUR BANK'S BILL PAY

- Please schedule your payment to **ARRIVE** by the 10TH.
- Many banks mail physical checks, so scheduling a payment to be **SENT** on the 10th does **NOT** guarantee it will arrive by the deadline.
- **Recommended:** Schedule your payment to arrive by the 5TH of the month to allow for processing and mail delivery.

ACH (AUTOMATIC PAYMENTS)

If you are enrolled in ACH through Preferred Accounting, please verify that your automatic payment is scheduled in accordance with these guidelines.

PREFERRED ACCOUNTING
(305) 661-2919
condos@prefacct.com (Condo Services)
accounting@prefacct.com (Accounting)

AMENITY RENTAL PAYMENTS

These same payment deadlines also apply to:

KAYAK STORAGE | SCOOTER PARKING | STORAGE SPACES | BOAT SLIPS

IMPORTANT REMINDER

Each owner is responsible for ensuring payments are **RECEIVED** on time.

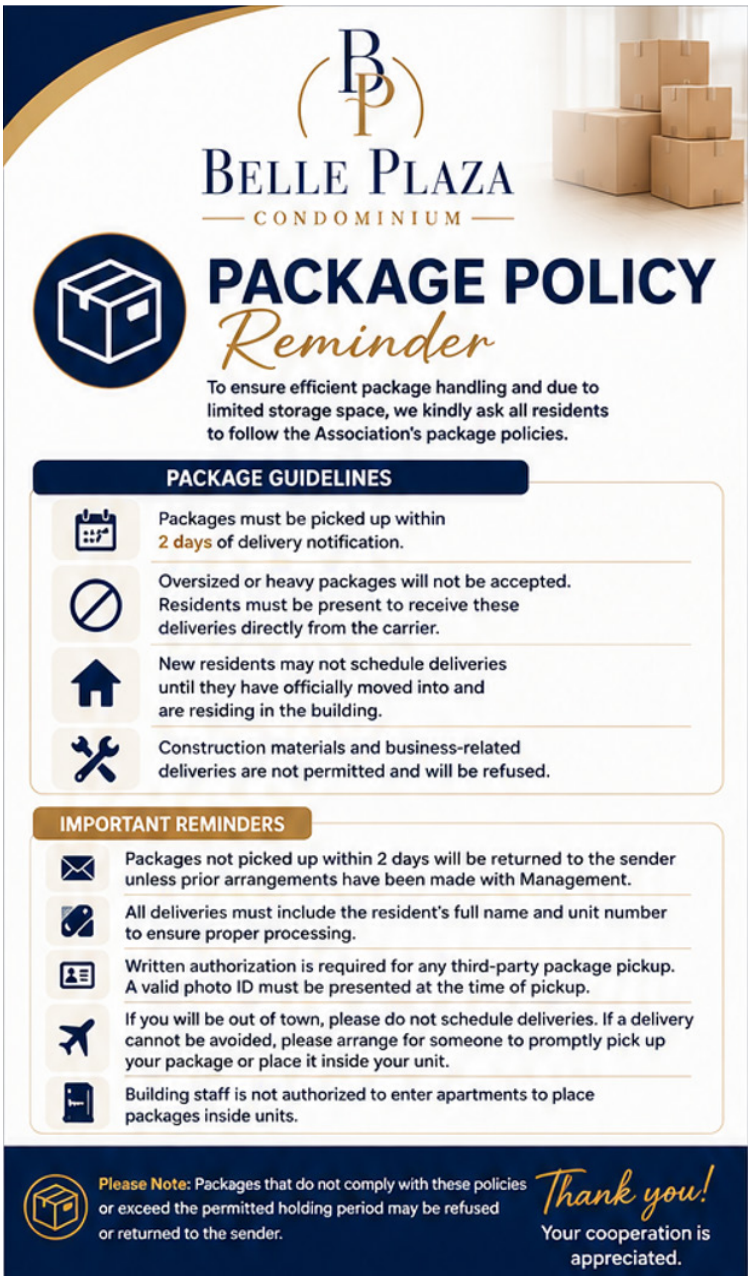
Late fees cannot be waived due to:

- Bank processing delays
- Mailed payment delays
- Incorrect ACH settings
- Incorrect payment scheduling

Thank you for your cooperation in helping ensure the timely processing of Association payments.







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!

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Before You Leave

Before you leave your apartment for a long period of time, these quick simple tasks can help orevent 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.
- Close your blinds/shades

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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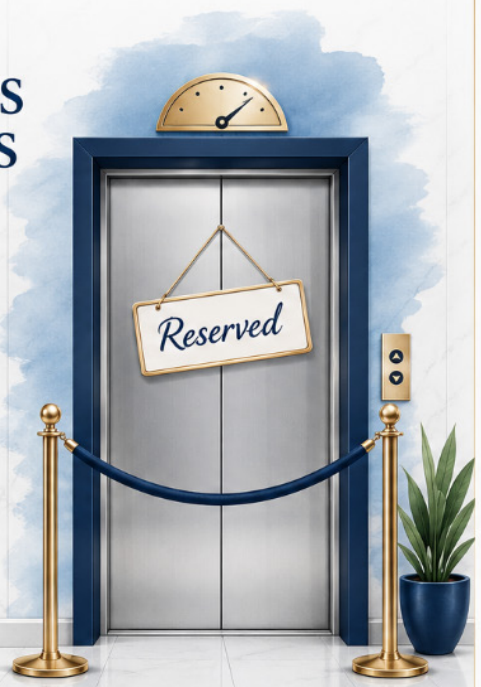
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BELLE PLAZA

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. The sooner the better as we only reserve (1) Move/ delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/delivery at a time.

WORKER ACCESS: When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.

THANK YOU FOR YOUR COOPERATION IN HELPING KEEP BELLE PLAZA SAFE, ORGANIZED, AND EFFICIENT.

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