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## PROPERTY STAFF

**Dir. of Operations**.. Francheska Turull
*coastaltowersasstoffice@gmail.com*

## IMPORTANT NUMBERS

**Main** .....305-945-6326
**Security/Lobby**.....305-945-2471
**Security Gate**.....305-944-5778
**Email** .. office@mycoastaltowers.com

## OFFICE HOURS

**Mon. - Fri.**.....8:30 AM-4:30 PM
**Closed** ..... 12:00 PM-1:00 PM




**COASTAL TOWERS**
**Condominium Association, Inc.**
400 Kings Point Dr,
Sunny Isles Beach, FL 33160




# MESSAGE FROM THE VICE PRESIDENT

Welcome to the first month in five years that monthly dues from owners consist of just the maintenance charges and no special assessments. I apologize that Truist has rained on our parade by failing to cancel the ACH on the 2021 SA. They are in the process of reversing the payments that they made incorrectly.

I have further good news – based on the initial work the Board and office have done on the budget, we believe we will be able to keep the maintenance close to where it is now for another year. This is only possible because the ongoing recertification work means that we can waive the reserve requirement for 2027.

If this were not the case, we would have needed to increase maintenance by close to $260 per month or do a special assessment to raise the $1.3MM recommended in our 2024 Structural Integrity and Traditional Reserve Studies.

We will commission a new SIRS report once the recertification of the building is achieved and so we have more current information for the reserve requirement that we will need to fund in 2028.

For now, let's enjoy fifteenth months with maintenance at close to its current level, and no special assessment!

We will be sending out the 2027 Budget mailing at the end of this month which, like last year, will include a commentary to help owners understand

*Continued on page 2*

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

the finances of the Association and identify the questions that you want to ask at the budget meeting on 18 November.

Your Board wants to emphasize the importance that we place on sound financial management and a culture of collaboration. These are critical ingredients of the approach that has allowed us to restore your Association to financial, structural, and operational health over the past couple of years. We are deeply grateful to those of you who have contributed your expertise and time to assisting in this process. A community such as ours is built on shared goals and everyone playing their part by paying their dues on time and acting with respect towards their neighbors.

As mentioned previously, we are actively managing out the renters who display dangerous, disrespectful or antisocial behavior. We are grateful for the support of the relevant owners in refusing to renew the lease if their tenant has a history of violations.

Little by little, your Board is trying to make things better. If you have any concerns, please know that the office is keen to hear them, and ready to explain the logic behind the actions being taken to improve the physical, financial and emotional health of the Coastal Towers community. Your Board and employee team are trying our best, but we recognize that there is always room for improvement. If you have the capacity, your Board encourages everyone who can to volunteer so we can make this a great community to live and own.

On that note, we look forward to welcoming as many residents as can make it to the third annual Coastal Towers Holiday Party to be held on Saturday, December 12. There will be a dinner buffet, soft drinks, live music, and dancing.

Jonathan
Vice President and Secretary
of the 2026 CTCA Board

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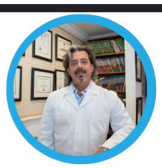
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