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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 all enjoyed your Labor Day weekend.

This month is the 60th and final month for payments under the 2021 Special Assessment. October will be the first time in five years that unit owners at Coastal Towers will be paying just the monthly maintenance instead of the maintenance plus one or two special assessments (as was the case in both 2023 and 2025). I am certain that this is welcome news to everyone!



Your Board anticipates that we can keep maintenance in 2027 at close to the same level as currently because we can fund the amortization payments on the bank loan from the insurance savings now the building is now close to being recertified. This year's budget meeting has been set for November 18 so you should expect to receive information about the 2027 budget in mid to late October.

I cannot stress how important it is that a building such as ours is managed properly. I stood for the Board three years ago because I saw that Coastal Towers was heading towards insolvency. The failure of the previous Board and building manager to undertake the required work on the property had resulted in a building that was 8 years overdue on its recertification and, as a consequence, was no longer eligible for coverage by Citizens. The crippling insurance costs of the past few years were the result.

So an even bigger celebration than the final payment on the 2021 Special Assessment will be achieving the recertification of Coastal Towers for the first time since 2015.

Speaking of celebrations, the Coastal Towers Holiday Party will be held on Saturday, December 12. Like last year, the Holiday Party will include a dinner buffet, live music, and dancing. With Hannukkah on December 4 this year, we hope to see as many of you as possible at the party.

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

One further date for the diary - the 2027 Board Election will be held on Thursday, January 28. So you should expect to receive the first election mailing in mid-November.

Your Board is delighted to report good progress on the hallway project. The preparation work is complete on most floors (removal of the base boards; scraping and refilling the walls) and the new wall coverings are being installed on the 8th floor. Stop by and let us what you think! We are excited to restore the hallways to their original, sophisticated colors, using modern materials.

The electrical recertification work on the common parts has been completed and approved by the City of Sunny Isles Beach. We are now starting the required recertification of each unit. For most units, this will be a formality. For those of you who have done unauthorized work in your units, this will require the work to be approved. We are working with the City inspectors on the terms of an amnesty.

Regarding permits, the City of Sunny Isles Beach Building Department last week announced the launch of two online resources that make it much easier to navigate the process for doing renovations. The first is a portal for Permit Determination Requests where you can describe the scope of the proposed work and receive confirmation about whether a permit is required. The second portal is a set of Permit Checklists that outline the paperwork required to support the different types of permit applications.

The URL for Permit Determination Requests is:
https://ci-sunnyislesbeach-fl.smartgovcommunity.com/ApplicationPublic/ApplicationHome

This means that there is no longer any excuse for unit owners to claim ignorance regarding renovation work in their apartments. We recognize that the former Board and former building manager did not take their responsibilities seriously in this regard and set a poor example of non-compliance. Unfortunately, this was noticed by the City of Sunny Isles Building Department. It has taken your current Board and management office the last two years to restore the tarnished reputation of Coastal Towers. We ask for your assistance in maintaining our reputation as a building that takes its compliance obligations seriously.

Finally, many of you may have noticed that the park at the entrance of Kings Point Drive is now open! The park contains a walking trial with some exercise equipment and the new Intracoastal Sports Club with two beautiful new tennis courts (one hour court bookings are free with a Sunny Isles Resident Card or $30 per person without). The Club held an opening event last Thursday with more than 200 people attending.

In short, after years of noise and dirt, life at Coastal Towers is finally looking up! We have quite a way to go yet, but your Board is excited by the progress and hope you are, too.

Jonathan
Vice President and Secretary of the 2026 CTCA Board

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September 22, 2026



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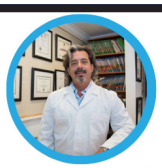
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