

Marbella
CONDOMINIUM

A Monthly Newsletter for Residents of the Marbella Condominium

Volume 25 Issue 3 October 2026

OFFICE STAFF
Manager ..... Yunia Valenzuela
yunia.valenzuela@fsresidential.com

BOARD MEMBERS
President..... Richard Stone
Vice Pres. ..... David Karp
Treasurer .....Alan Cohen
Secretary.....Steven Feirman
Director .....Alan Andai
Director ..... Vanesa Schein
Director.....Edward Ohayon

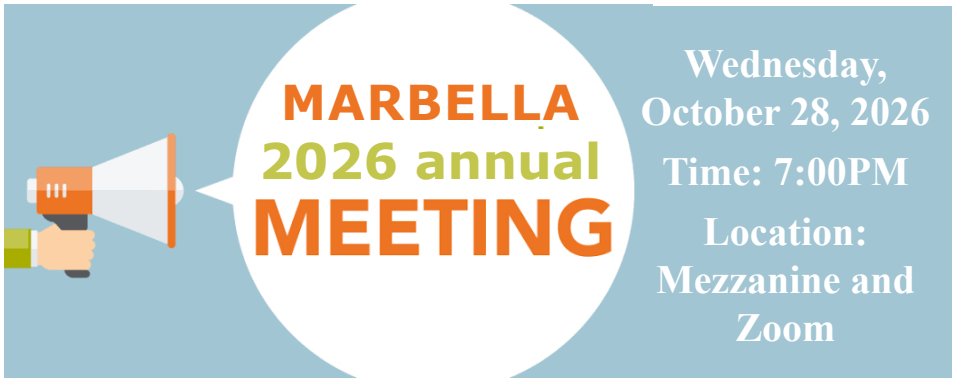
NUMBERS YOU SHOULD KNOW
Office..... 305-720-2523
Front Desk..... 305-720-2521

OFFICE HOURS
Monday-Friday.....8 AM - 4 PM

MARBELLA CONDOMINIUM
9341 Collins Avenue
Surfside, FL 33154



Published monthly at no cost for Marbella by Coastal Group Publications, Inc.
Contact CGP at
(305) 981-3503 or www.cgpnewsletters.com
to advertise in one of our newsletters or to get a free newsletter for your property.



DON'T FORGET...
SPRING FORWARD...FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November.**

Be sure to set your clocks back one hour at 2 AM on Sunday, November 1, 2026.



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

The beer belly is not really about the beer



Blame the beer if you like, but the research does not. Studies find that beer raises overall body weight without steering fat toward the abdomen. The weight would have landed in the same place regardless of what was in the glass.

Alcohol does play a part, just not the one the nickname suggests. According to Mayo Clinic endocrinologist Michael Jensen, the liver burns alcohol first and sets fat aside while it works. A 2026 imaging study in the International Journal of Obesity found heavy drinkers carried more deep abdominal fat than their total body fat would predict.

The larger reason is male aging. Testosterone starts declining in the mid-30s, muscle mass follows, and men store fat viscerally -- inside the abdominal cavity, around the organs -- while women store more of theirs under the skin until menopause. That is why a beer belly often feels firm rather than soft. Visceral fat sits behind the abdominal wall and pushes it outward. Fat you can pinch is subcutaneous and comparatively harmless. The deep kind is metabolically active, and is associated with heart disease and type 2 diabetes.

An enormous industry sells answers, and most do not work. Researchers at the University of Sydney reviewed more than 120 placebo-controlled trials of herbal and dietary supplements and found none producing a meaningful reduction in weight. Crunches fail too. A meta-analysis of more than 1,000 participants found no evidence that working one area removes fat from it.

What did work, in a Duke University trial published in the Journal of Applied Physiology, was ordinary movement. Sedentary participants who did nothing gained 8.6 percent more visceral fat in six months. Walking 11 miles a week, roughly half an hour most days, stopped the gain. A greater amount reversed it, with no change in diet at all



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

UNITED Realty Group
20803 Biscayne Blvd
Aventura, FL 33180

The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Why Bunco Works When Other Games Don't

Ask anyone who runs activities at a senior community why Bunco keeps filling the room, and the answer is usually the same. Nobody has to be good at it. Bunco has no strategy at all. Players roll three dice and try to match the number of the round -- ones in round one, twos in round two, and so on through six. Each matching die is worth a point. Three of the round number is a Bunco, worth 21 points and a shout. Three of any other number is a mini Bunco, worth five. There is no rerolling, no bidding, and nothing to memorize. While bridge and euchre reward players who study the game, Bunco rewards people who show up. That puts a first-timer and a 20-year veteran on identical footing. The standard setup is 12 players at three tables of four, with winners rotating up between rounds. Most groups collect a few dollars per player and pay all of it back out as prizes the same night. The rest is dice, a bell, and conversation loud enough to drown out both.



stellar
Public Adjusting Services
Professional Insurance Claim Representation
CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM
CALL US TODAY FOR A FREE CLAIM INSPECTION
RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?
MENTION THIS FLYER FOR FREE POLICY REVIEW
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 Boaziz License #P175224

FL EXPRESS
TURNKEY RENOVATION SOLUTIONS
CALL US FOR A FREE CONSULTATION & ESTIMATE
*hablamos espanol
FINANCING AVAILABLE
*MAJOR CREDIT CARD ACCEPTED
POPCORN CEILING REMOVAL
KITCHEN RENOVATION
BATHROOM RENOVATION
FLOORING TILE, MARBLE , LAMINATE FLOORS,
PAINTING
DOORS & MOLDINGS
AND FOR ALL YOUR REMODELING NEEDS!
561-727-5874 | INFO@FL-EXPRESS.COM

What's My HOME WORTH?
ROSA JACQUELIN | BROKER ASSOCIATE
786.239.1283
lpt realty

TWO CONVENIENT LOCATIONS
EMERGENCY CARE 24/7
DR. EDY A. GUERRA
NEW PATIENT SPECIAL $79
(D0210, D0150, D1110)
9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626
4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444
dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

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



Eric Broad
Broker Associate
305.318.2385
eric.broad@corcoran.com

Follow me on Instagram!
@bestofmiamibeach

Expertise you need

Your guide for every real estate journey.

Specializing in waterfront condos like yours for over a decade, I know your home well. Equipped with key market insights backed by a powerhouse brokerage, I can lead the way on your next sale.

Selling your home or looking to buy another? Call Eric to get started.

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.