

SURFSIDE PALMS CONDOMINIUM ASSOCIATION
8888 Collins Avenue - Surfside, FL 33154

NEW RESIDENT ONBOARDING PACKAGE

Dear Prospective Resident | Estimado Futuro Residente:

Welcome to Surfside Palms! We are pleased that you are considering joining our community. This guide will walk you through the application and onboarding process and provide helpful information to prepare for your move.

Bienvenido a Surfside Palms! Nos complace que esté considerando formar parte de nuestra comunidad. Esta guía le orientará durante el proceso de solicitud e incorporación y le proporcionará información útil para preparar su mudanza.

📝 1. RESIDENT APPLICATION | SOLICITUD DE RESIDENCIA

Prospective residents complete an online application. Please allow approximately **10 business days for processing**, provided all required documents have been submitted.

Futuros residentes completaN una solicitud en línea. Por favor, permita aproximadamente **10 días hábiles para el procesamiento**, siempre que se hayan entregado todos los documentos requeridos.

🔗 **Apply Here | Solicite Aquí:**
https://miamiphm.managebuilding.com/Resident/rental-application/new

📋 2. WHAT HAPPENS AFTER YOU APPLY? QUÉ SUCEDE DESPUÉS DE PRESENTAR SU SOLICITUD?

1. 📝 **Application Submission | Presentación de la Solicitud**
   Complete the online application and submit all required documents.
   Complete la solicitud en línea y presente todos los documentos requeridos.

2. 📁 **Document Review | Revisión de Documentos**
   Management will verify that your application is complete and forward it to the Association for review.
   La Administración verificará que su solicitud esté completa y la enviará a la Asociación para su revisión.

3. 🏢 **Association Review & Onboarding Meeting | Revisión de la Asociación y Reunión de Bienvenida**
   The Association will review your application and coordinate an onboarding meeting to introduce you to the community and review important procedures.
   La Asociación revisará su solicitud y coordinará una reunión de bienvenida para presentarle la comunidad y explicarle los procedimientos importantes.

📚 3. YOUR RESIDENT ONBOARDING GUIDES

GUÍAS DE INCORPORACIÓN PARA RESIDENTES

To help you become familiar with our community, the following guides provide important information and instructions:

Para ayudarle a familiarizarse con nuestra comunidad, las siguientes guías contienen información e instrucciones importantes:

- 📖 **Rules & Regulations** / Reglas y Regulaciones
- 🚚 **Move-In / Move-Out Procedures** / Procedimientos de Mudanza
- 📱 **Entry App & Intercom Setup** / Aplicación de Acceso y Configuración del Intercomunicador
- 🅿️ **Parking** / Estacionamiento
- 📬 **Mail & Package Delivery** / Entrega de Correo y Paquetes
- 📺 **TV & Internet** / Televisión e Internet
- 🗑️ **Waste & Bulk Trash** / Basura y Artículos Voluminosos

Please review these guides to familiarize yourself with community policies, services, and procedures before moving in.

Por favor, revise estas guías para familiarizarse con las normas, los servicios y los procedimientos de la comunidad antes de mudarse.

🌐 4. RESIDENT INFORMATION CENTER

CENTRO DE INFORMACIÓN PARA RESIDENTES

Visit our community website and click on the **"For Residents"** tab to access the onboarding guides, community guidelines, and other helpful resources.

Visite nuestro sitio web y haga clic en la pestaña **"For Residents"** para acceder a las guías de incorporación, las normas de la comunidad y otros recursos útiles.

🔗 **Community Website | Sitio Web:**
https://surfsidepalmscondo.com

☎️ 4. NEED HELP? | NECESITA AYUDA?

For assistance with applications, documentation, or community questions, please contact:

🏢 **Miami Powerhouse Management**
👤 **Property Manager:** Steven Morales
📞 **Phone:** (305) 602-0244
✉️ **Email:** Help@MiamiPHM.com

🌺 **WELCOME TO SURFSIDE PALMS! | BIENVENIDO A SURFSIDE PALMS!**

Miami Powerhouse Management

SURFSIDE PALMS, A CONDOMINIUM
RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Limited Common Elements, the Units and the Condominium (the "Condominium") shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. RULES AND REGULATIONS:

a. Violations should be reported, in writing, to the Board of Directors of the Association.

b. Violations will be called to the attention of the violating Unit Owner or lessee by the Board of Directors.

c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.

d. Unit Owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. FACILITIES: The Common Elements and/or facilities of the Condominium are for the exclusive use of Unit Owners, their lessees and their respective family members and guests. No guest of any Unit Owner shall be permitted to use the Common Elements and/or facilities of the Condominium unless accompanied by a Unit Owner or lessee or unless the guest has been registered with the Board of Directors. Any damage to the building, to the facilities or to the other Common Elements or equipment caused by any Unit Owner, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible Unit Owner.

3. NOISE: Unless expressly permitted in writing by the Association, no floor covering shall be installed in the Units, other than any carpeting or other floor covering installed by the Developer. In any event, each Unit Owner shall have the duty of causing there to be placed underneath such floor covering, so as to be between any such floor covering and the concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proof as approved in writing by the Association prior to any installation thereof. However, such sound-proofing shall be required only in the event that another Residential Unit lies directly below the floor of a Unit. For example, if a Unit consists of two levels, soundproofing of the floor of the second level shall not be required since the first level is contained within the same Unit. However, if another Unit is located beneath the first level of that Unit, the first level flooring must be sound-proofed. Radios, televisions and other instruments which may create noise should be turned down to a minimum volume between the hours of 10:30 P.M. and 8:00 A.M. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided.

4. OBSTRUCTIONS: The elevators, the parking areas, all sidewalks, walkways, entrances, driveways, passages, patios, balconies, terraces, courts, vestibules, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. No radio or television aerials or antennae and no microwave transmission equipment shall be attached to, or hung from, the exterior of the Condominium or the roof thereon, except for installations constructed thereon by the Developer and/or by agents of the Developer.

5. CHILDREN: Children are not to play in the elevators, in the public halls, in the parking areas, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

6. DESTRUCTION OF PROPERTY: Neither Unit Owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit Owners shall be financially responsible for any such damage.

7. EXTERIOR APPEARANCE: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any Unit Owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, exterior paint, exterior lighting, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved by the Association. No television, microwave or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium, except for installations constructed therein by the Developer and/or by agents of the Developer. No balconies or terraces shall be screened or otherwise enclosed, painted, decorated or modified by any Unit Owner in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.

8. SIGNS: There shall be no "For Sale" or "For Rent/Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except for signs displayed by the Developer and/or by agents engaged by the Developer.

9. CLEANLINESS: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

10. WINDOWS: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows or terraces. No objects shall be hung from terraces or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors or terraces. Unit Owners shall remove all loose objects or movable objects from the terraces during the hurricane season. Unit Owners shall not throw cigars, cigarettes or any other object from doors, windows or terraces. Cooking shall not be permitted on balconies and terraces. However, cooking shall be permitted in the Common Elements in such areas as may be designated by the Association from time to time, if any. Unit Owners shall not allow anything to be thrown or to fall from doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the doors, windows or terraces. No terraces may be enclosed except by the Developer.

11. INGRESS AND EGRESS: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No Unit Owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

12. STORAGE AREAS: Nothing shall be placed in the storage areas and/or storage rooms (if any) which would create a fire hazard or any other type of environmental hazard.

13. BICYCLES: Bicycles must be placed or stored in the designated areas, if any.

14. ATTIRE: Unit Owners, their lessees, their family members and guests shall not appear at or use the recreational facilities, except in appropriate attire. No bare feet are allowed in the lobby, on the stairways or at the parking areas.

15. PLUMBING: Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the Unit Owner causing the damage.

16. TRASH: All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 7:00 A.M. and 11:00 P.M.

17. ROOF: Unit Owners (other than the Developer and/or agents of the Developer), their lessees, their family members and guests are not permitted on any roof located at the Condominium, except in designated gazebo Common Elements or other roof areas especially designated for use by Unit Owners from time to time, if any.

18. SOLICITATION: There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

19. EMPLOYEES: Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the building by any Unit Owner, except in the Unit Owner's capacity as an officer or director of the Association, at any time, for any purpose. No Unit Owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

20. MOTOR VEHICLES: No vehicle belonging to a Unit Owner, lessee, or to a member of the family or guest, tenant or employee of a Unit Owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit Owners, lessees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles.

Each parking space may be used only by the Unit Owner or the lessee of such parking space, except when the Unit Owner has given written permission for use (copy to Association) by another Unit Owner, lessee or guest. No Unit Owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any parking space other than the parking space owned by such Unit Owner or in a parking space assigned to such Unit Owner in accordance with the Declaration. All vehicles shall be parked within the painted lines and pulled up close to the bumper. As a security measure, all automobile doors should be locked.

In the event decals are required to be affixed to each vehicle owned by or leased by a Unit Owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a Unit Owner or lessee shall bear the required decal, where designated by the Association on the vehicle, while within the Condominium Property.

Campers, recreational vehicles, and trailers may not be parked on the Condominium Property without the prior written approval of the Association. No vehicles owned by a Unit Owner and used for commercial purposes where the commercial use of the vehicle is obvious due to, for example and not by way of limitation, signage or wear and tear, may be parked on the Condominium Property at any time. Sports utility vehicles, motorcycles, vans and pick-up trucks owned by a Unit Owner and used for personal transportation may be parked on the Condominium Property without prior consent or approval.

21. FIRE DOORS: Unit Owners, lessees, and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

22. HURRICANE PREPARATIONS: Each Unit Owner or lessee who plans to be absent from the Condominium during any portion of the period between May 1 and November 30 of each calendar year must prepare the Unit prior to departure by designating a responsible firm or individual to care for the Unit during the Unit Owner's or lessee's absence in the event that the Unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations. Failure of a Unit Owner to prepare a Unit for a storm in accordance with

this provision may result in the assessment of a fine against such Unit Owner to offset the cost of any damage or liability incurred by the Association as a result thereof.

23. WATERBEDS: No waterbeds are to be brought into the Units for any purpose whatsoever.

24. PEST CONTROL: All Unit Owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the Units, at regularly scheduled times, to perform pest control services.

25. COOPERATION WITH BOARD OF DIRECTORS. All Unit Owners and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out schedule including, but not limited to, use of the elevators for moving of furniture and furnishings.

26. CHILDREN: There are no restrictions upon children residing in the Units of this Condominium.

27. PETS: No pets or animals, weighing in excess of fifteen (15) pounds or which have not been house trained or any type of exotic pet or exotic animal shall be kept or harbored on the Condominium Property or within the confines of a Unit, without the prior written consent of the Association having been first obtained. Such consent may be given upon such conditions as the Board of Directors may direct, shall be only for the particular pet specified in the consent and shall be deemed provisional and subject to revocation at any time. Pets must be hand carried or leashed at all times when not within the Unit of the pet's owner. No pet or animal shall be maintained or harbored within a Unit that would create a nuisance to any other Unit Owner. A determination by the Board of Directors, in its sole discretion, that a pet or animal maintained or harbored within a Unit creates a nuisance, is a threat to the health and/or safety to any persons who may come onto the Condominium Property from time to time, including Unit Owners, their guests, tenants, licensees and invitees, or is exotic shall be binding and conclusive on all parties.

Notwithstanding the foregoing, however, in the event that a first-time Unit Owner purchasing from the Developer has a pet weighing in excess of fifteen (15) pounds at the time of execution of the Agreement of Purchase and Sale for the Unit, the consent of the Association shall not be required and the Unit Owner may keep said pet within the confines of the Unit, subject, however, to the prior written approval of the Developer and to all other rules and/or regulations in effect at the time pertaining to pets, until the death of that pet. Thereafter, if the Unit Owner desires to adopt a new pet, said Unit Owner shall be required to obtain the prior written consent of the Association and comply with all rules and regulations then in effect with regard to pets.

The foregoing Rules and Regulations are designed to make living for all Unit Owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.

SURFSIDE PALMS CONDOMINIUM
ASSOCIATION, INC.

By:_____
OSCAR SKLAR, President

BEDZOW, KORN, BROWN, WOLFE & LIPTON, P.A., AVENTURA, FLORIDA • (305) 935-6888
MAILING ADDRESS • P.O. BOX 8020, HALLANDALE, FLORIDA 33008-8020



Surfside Palms Condo Association
Move-In / Move-Out Guide
8888 Collins Ave, Surfside, FL 33154

Moving Hours: Monday to Friday, from **8:00 AM to 5:00 PM**
Saturday, Sunday, and Holidays are NOT permitted
Recommended moving window: **9:00 AM to 4:00 PM** to avoid peak resident traffic.

Requirements Before Moving Day:

1. **Insurance Certificate**
   - All moving companies must provide a **Certificate of Liability Insurance**.
   - The certificate must be issued the name of **Surfside Palms Condo Association** at **8888 Collins Ave, Surfside, FL 33154,** as the **certificate holder**.
   - This document must be submitted **prior to your scheduled move**.

2. **Moving Deposit**
   - A **deposit** of **$500.00** is required before your move.
   - Deposit must be paid by **a cashier's check** or **money order issued to Surfside Palms Condo Association** and **include in the memo the unit number**.
   - The deposit will be refunded **after the move**, provided there are **no damages** to the elevator and or common areas.

Elevator Usage Guidelines
- Please notify management of your **intended move date** at least **7 days in advance**.
- Ensure your moving company is informed of all building rules to avoid delays or additional fees.
- **Do not obstruct** the elevator doors with **rocks, wood, metal**, or any other materials as improper use of the elevator may cause malfunctions and lead to repair charges. A **unit owner or representative** must **supervise the move**.

Building Access:
- The garage access card and key fob for all building entrances and elevator access are $50.00 each and are non-refundable.
- To be added to the intercom system, you must download the **Entry and Community Manager app** and follow the setup instructions. You will be assigned a code that will be send directly to your phone via text message.

Item Disposal Guidelines: If you are moving in or out and need to dispose of furniture or other large items, please refer to our Waste and Bulk Pickup Guide: https://surfsidepalmscondo.com/waste-bulk-guide
*Please note that any items left out without following proper procedures will be removed at the owner's expense.

Miami Powerhouse Management

1000 5th Street, Miami Beach, Florida Suite 218 33139
Phone: 305-602-0244 - Email: Help@Miamiphm.com
Hours Monday - Friday: 9am - 5pm

Miami Powerhouse Management



Entry & Community Manager App

Resident Instructions/ Instrucciones para Residentes

We want to make accessing our community easy and convenient. With **The Entry & Community Manager App**, residents can communicate with visitors, receive video calls, open the main entrance gate, and create guest access codes.

IMPORTANT ACCESS INFORMATION

- **Intercom Location:** The intercom is located at the front entrance gate facing Collins Avenue.
- **Visitor Access:** Residents can answer visitors' calls and authorize entry through The Entry App.
- **Elevators & Interior Doors:** The app and intercom do not open elevators or other secured interior doors. Residents must use their assigned **FOB key**.
- **Garage Access:** Residents must use their designated **garage access card** to enter the parking garage.

HOW TO USE THE APP

1. Download & Log In: Download The Entry & Community Manager App from the Apple App Store or Google Play. Log in using the credentials provided by Management. Enable notifications, camera, and microphone access.
2. Answer Visitors: Receive video calls from visitors at the Collins Avenue entrance, communicate with them, and authorize or deny entry.
3. Open the Entrance Gate: Select the designated entrance gate in the app and tap Unlock/Open to allow authorized visitors to enter.
4. Create Guest Codes: Use the Guest Codes section to create temporary access codes for your guests, if available.
5. Access History: Review visitor activity under Access Logs or Activity.

IMPORTANT REMINDERS

- Keep your login credentials and guest codes private.
- Enable notifications so you don't miss visitor calls.
- Always verify visitors before granting access.

Queremos que el acceso a nuestra comunidad sea fácil y conveniente. Con la aplicación **The Entry & Community Manager**, los residentes podrán comunicarse con sus visitantes, recibir videollamadas, abrir el portón principal y crear códigos de acceso para sus invitados.

INFORMACIÓN IMPORTANTE SOBRE EL ACCESO

- **Ubicación del Intercomunicador:** Está ubicado en el portón de entrada principal, frente a Collins Avenue.
- **Acceso de Visitantes:** Los residentes pueden responder las llamadas de sus visitantes y autorizar su entrada mediante The Entry App.
- **Ascensores y Puertas Interiores:** La aplicación y el intercomunicador no abren los ascensores ni las demás puertas interiores de acceso restringido. Los residentes deben utilizar su **llave electrónica FOB**.
- **Acceso al Garaje:** Los residentes deben utilizar su **tarjeta de acceso al garaje** para ingresar al estacionamiento.

CÓMO UTILIZAR LA APLICACIÓN

1. Descargar e Iniciar Sesión: Descargue The Entry & Community Manager App desde Apple App Store o Google Play. Inicie sesión con las credenciales proporcionadas por la Administración. Active las notificaciones y permita el acceso a la cámara y al micrófono.
2. Responder a los Visitantes: Reciba videollamadas de sus visitantes desde la entrada de Collins Avenue, comuníquese con ellos y autorice o deniegue su entrada.
3. Abrir el Portón Principal: Seleccione el portón correspondiente en la aplicación y presione Unlock/Open para permitir el ingreso de visitantes autorizados.
4. Crear Códigos para Invitados: Utilice la sección Guest Codes para crear códigos de acceso temporales para sus invitados, si está disponible.
5. Consultar el Historial: Revise la actividad de los visitantes en Access Logs o Activity.

RECORDATORIOS IMPORTANTES

- Mantenga privadas sus credenciales y códigos de acceso.
- Active las notificaciones para no perder llamadas de visitantes.
- Siempre verifique la identidad de sus visitantes antes de autorizar su entrada.
- Recuerde: se necesita la llave FOB para los ascensores y puertas interiores, y la tarjeta de acceso al garaje para ingresar con vehículos.

Angel Del Guercio, Ivete Pasini, and Thomas Hudson - Board of Directors

Miami Powerhouse Management

Steven Morales - Property Manager - Miami Powerhouse Management
1000 Fifth Street Suite 208 Miami Beach, Florida 33139
Phone 305-602-0244 - Steven@MiamiPHM.com



Residents' Parking Guide

To ensure that parking in our community remains safe and fair for everyone, please review the following guidelines:

- Each unit has **1 assigned parking space**, and some units may have **2 assigned spaces**, depending on the unit.
- Only **homeowners** are permitted to rent out their assigned parking spaces, and they must **notify the Management and Association** in advance.
- Surfside Palms does not offer guest parking. Guests must park on the street and pay the applicable meter fees.
- If you have **one assigned parking space** and need to park an additional vehicle on the street, parking is **FREE** for Surfside residents. Note that the Surfside residential district enforces **resident-only parking** on all streets west of Harding Avenue, between 87th and 96th Streets. Residents must register their vehicles; otherwise, unregistered cars may be towed. You can easily register your vehicle online through the Town of Surfside using the link below:
  👉 Town of Surfside – Parking Permit & Registration Information

🚙 **If an unauthorized vehicle is parked in your assigned space:**

- **Parking in another resident's space without authorization may result in your vehicle being towed by Tremont Towing at your expense, including all related fees.**
- If a vehicle is parked in your assigned space, take a photo of it along with the license plate, then contact the Property Manager if you would like it to be towed.

⚠️ **Important Safety Reminders in the Garage:**

- When entering, please **stop completely before the gate opens** on the east side of the garage entrance. Only proceed once the gate is fully open.
- The **speed limit inside the garage is 5 mph**.
- Be mindful of **pedestrians, elderly residents, children,** and **pets** at all times.

Miami Powerhouse Management

Steven Morales - Property Manager - Miami Powerhouse Management
1000 Fifth Street Suite 208 Miami Beach, Florida 33139
Phone 305-602-0244 - help@MiamiPHM.com



Surfside Palms Condo Association
Mail & Package Delivery

For Mail Deliveries:

If you're moving in or out, please contact the United States Postal Service (USPS) directly to update your mail delivery. You can also sign up for free USPS services to receive advance notifications about your mail by visiting https://www.usps.com/manage/.

Please note that the Association and Management **do not hold, reroute, manage, or forward mail under any circumstances.**

For Package Deliveries:

To ensure smooth delivery of your packages, please include the following details clearly on all shipments:

- Your full name
- Building address and unit number
- Phone number
- Any special delivery instructions (if applicable)

Important Reminders:

- The Association and Management **do not hold, reroute, manage, or forward packages**.
- Residents are responsible for picking up their packages promptly after delivery.
- For questions or concerns about deliveries, please contact the shipping carrier directly (e.g., USPS, FedEx, UPS, Amazon).
- Packages left unattended in common areas are **not the responsibility** of the Association or Management.

For Large Packages:

If you anticipate a large or oversized delivery, please notify the Association and Management in advance so we can ensure elevators and access are properly arranged. Also, please review the Moving In and Out Guidelines available on our website.

Miami Powerhouse Management
1000 5th Street, Miami Beach, Florida Suite 218 33139
Phone: 305-602-0244 - Email: Help@Miamiphm.com
Hours Monday - Friday: 9am - 5pm

Miami Powerhouse Management



Surfside Palms Condo Association
Internet & Cable Service Options

Below are the service providers available to residents. Please contact the provider directly to establish service, review plan details, or resolve service issues.

Google Fiber – Internet 1 Gigabit (1G)

• Receive your first month free by using promo code **CAFECITO** when you call **(800) 932-7277**.
• Google Fiber provides internet service only and does not offer cable TV service.
• Website: https://gfiber.com/

Breezeline – (TV Cable and Internet)

• To establish your individual account, call **(888) 752-4222** directly.
• Important: Basic cable TV is not available as a standalone service and must be bundled with internet.
• Website: https://www.breezeline.com/

Service Outages & Technical Support
If you are experiencing a cable TV or internet outage, please contact your service provider directly:

• Google Fiber Support: https://gfiber.com/support/en/
• Breezeline Support: https://support.breezeline.com/

Please note: Service issues are not handled by property management or the Board of Directors.

To explore and compare additional providers in the area, visit:
Find Providers Near You – https://www.highspeedinternet.com/

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1000 5th Street, Miami Beach, Florida Suite 218 33139
Phone: 305-602-0244 - Email: Help@Miamiphm.com
Hours Monday - Friday: 9am - 5pm

Miami Powerhouse Management



Surfside Palms Condo Association

Waste Condominium Guide:
Disposal of Bulk Items, Furniture, and Chemical Construction Materials

1. Purpose
To maintain the cleanliness, safety, and regulatory compliance of the condominium property, all residents and contractors must follow the procedures below for disposing of **bulk items**, **furniture**, and **chemical construction materials**.

2. Definitions
- **Bulk Items**: Large household items that cannot fit in standard garbage bins, such as mattresses, sofas, chairs, tables, dressers, appliances, and fixtures.
- **Furniture**: Includes all residential furnishings intended for seating, sleeping, dining, or storage (e.g., beds, couches, wardrobes, desks).
- **Bulk Construction Materials**: Includes drywall, lumber, tiles, bricks, insulation, piping, fixtures, and similar debris from renovations.
- **Chemical Construction Materials**: Includes paints, varnishes, sealants, thinners, adhesives, cleaning solvents, and any substances labeled hazardous or flammable.

3. Disposal Practices
- Do **not** place bulk items or construction materials in regular trash bins, recycling containers, or in common areas.
- Do **not** abandon items in hallways, stairwells, service areas, or outside near the building perimeter.
- Do **not** pour chemical substances down drains or toilets

4. Bulk Item and Furniture Disposal
- Residents must arrange for bulk item pickup through:
- A private hauling service at their own cost, **or** The Town of Surfside Pulblic Works at **305-299-3280** or access https://www.townofsurfsidefl.gov/departments-services/public-works/about-public-works
- Notify the Building Manager and Board of Directors **at least 48 hours in advance** to coordinate use of service elevators.
- Items must only be placed in designated bulk-up areas **on the scheduled day**, not before.
- Mattresses **sealed in plastic** before removal to comply with health standards.

5. Construction and Renovation Debris
All bulk construction materials must be removed from the property by the contractor or resident. Use of the building's garbage bins or dumpsters is **not permitted**.

6. Disposal of Chemical Construction Materials
Chemical waste must be disposed of through **certified hazardous waste collection facilities** or **municipal hazardous waste programs**.
Storage of hazardous chemicals in the storage unit of the building is not allowed.

The locations of the Home Chemical Collection are as follows:

- West Dade – 8801 NW 58th Street, Doral, FL 33178
- South Dade – 23707 SW 97th Avenue, Homestead, FL 33032 (Gate B)

The locations of the landfills are as follows:

- North Dade Landfill – 21500 NW 47th Ave, Miami, FL 33055
- South Dade Landfill – 23707 SW 97th Ave, Homestead, FL 33032 (Gate A)

7. Contractor Responsibilities
Unit owners are responsible for ensuring their contractors comply with all disposal rules. Contractors must:

- Remove waste materials daily,
- Keep hallways and service areas clean,
- Not using building bins for debris disposal.

8. Non-compliance may result in:

- Removal of unauthorized items at the owner's expense,
- Suspension of construction privileges,
- Legal or administrative actions for repeat violations.

Miami Powerhouse Management

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