
[Test] 🏢 Desoto Park Weekly Update – Elevators, Maintenance & Important Reminders

1 message

Desoto Park Condo Association <desotoparkoffice@228389702.mailchimpapp.com>
Reply-To: us11-815e79f872-f271fd584f@inbound.mailchimp.com
To: desotoparksouthmanager@gmail.com

Fri, Jul 17, 2026 at 11:55 AM



CONDOMINIUM ASSOCIATION, INC.

751 THREE ISLANDS BOULEVARD
HALLANDALE, FLORIDA 33009-2825
PHONE: (954) 456-0609



**ESTE SERÁ EL
NÚMERO DE EMERGENCIA**



786-403-1695



**POR FAVOR, USAR SOLO
EN EMERGENCIAS REALES.**

Pueden llamar o dejar mensajes.



**THIS WILL BE THE
EMERGENCY NUMBER**



786-403-1695



**PLEASE USE ONLY
FOR REAL EMERGENCIES.**

You may call or leave a message.



SU COOPERACIÓN AYUDA A GARANTIZAR QUE ESTE
NÚMERO ESTÉ DISPONIBLE PARA QUIENES REALMENTE
LO NECESITAN.

YOUR COOPERATION HELPS ENSURE THIS NUMBER
IS AVAILABLE FOR THOSE WHO TRULY NEED IT.

ATTENTION RESIDENTS

APARTMENT ENTRANCE THRESHOLDS MUST BE CLEANED OR REPLACED



During recent property inspections, we observed that some marble/stone threshold pieces at apartment entrances are dirty, stained, damaged, or in poor condition. These areas affect the overall appearance of the hallways and must be properly maintained.

All residents and unit owners are requested to clean, repair, or replace the threshold piece at their entrance as needed.

The Association will conduct inspections in 30 days, so please make sure this issue is corrected before that time.

Thank you for your prompt attention and cooperation.

EXAMPLES OF THRESHOLDS THAT NEED ATTENTION

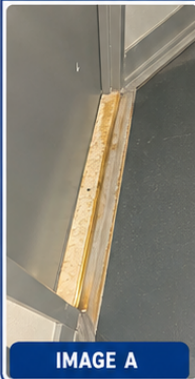


IMAGE A

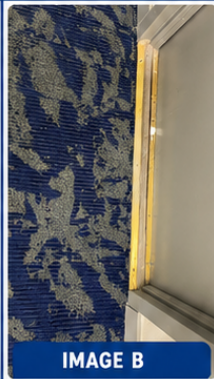


IMAGE B

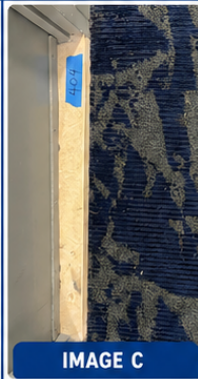


IMAGE C



IMAGE D



IMAGE E



INSPECTIONS IN 30 DAYS



Please help keep our community clean and presentable.

DESOTO PARK CONDOMINIUM ASSOCIATION

WEEKLY MANAGEMENT REPORT

Friday, July 17, 2026

Dear Owners and Residents,

Please take a few minutes to review this week's community updates and important reminders. Your cooperation helps us continue improving and protecting our community.



ELEVATOR MODERNIZATION UPDATE

This week, **Kings III completed its work on the passenger elevator in Building 4**. We are now coordinating the remaining items and preparing for the final inspections of the elevators in **Buildings 3 and 4**.

Once these inspections are completed and the elevators are ready for turnover, the modernization project will continue with **Buildings 5 and 6**.

Additionally, today, **Friday, July 17**, necessary electrical repairs are being performed on the operating elevator in **Building 5**. Residents and owners were notified yesterday by email, and notices were also posted throughout the building.

We appreciate everyone's patience and understanding while this necessary work is completed.



MAINTENANCE IN ACTION

This week, our maintenance team continued working throughout the community to keep the property clean, safe, and in good condition.

Work completed included:

- ◆ Repairs to plumbing lines in **Buildings 1 and 2**
- ◆ Continued installation of **peepholes**
- ◆ Lawn mowing and landscaping maintenance
- ◆ Repair and replacement of damaged lights

- ◆ Vacuuming of hallway carpets
- ◆ Cleaning of laundry room fans
- ◆ Cleaning and maintenance of the areas surrounding the pool
- ◆ Cleaning of the trash rooms throughout the community

We appreciate the maintenance team's continued effort and dedication to improving and maintaining our property.

RULES & REGULATIONS: YOUR COOPERATION IS REQUIRED

It is discouraging to see that, despite the letter recently sent outlining the most common Rules and Regulations violations, some residents continue engaging in the same prohibited behavior.

Bicycles and Scooters

Residents continue riding bicycles and scooters through the hallways and lobbies. These activities are not permitted inside the buildings and may create safety risks for other residents.

Balconies and Exterior Appearance

Although balcony conditions have improved as a result of enforcement and fines, we continue to observe balconies that are cluttered or being used improperly.

We have repeatedly explained that balconies should contain only:

- ✓ One small table
- ✓ Two chairs
- ✓ A few plants

Balcony and window screens must also be maintained in good condition.

We are asking everyone to help maintain a clean, uniform, and attractive exterior appearance that is consistent with the many improvements being completed throughout our community.

Do Not Place Boxes in the Trash Chutes

Residents continue placing cardboard boxes inside the trash chutes, causing blockages and damage to the equipment.

All boxes must be broken down and disposed of properly in the designated areas. **Boxes must never be placed inside the trash chutes.**

We strongly ask all owners to communicate these requirements to their tenants and ensure that they understand and follow the Association's Rules and Regulations.

The Association will continue issuing **violations and fines** when necessary.

STAY INFORMED THROUGH OUR WEBSITE

Our official website contains important and frequently updated information about the Association and our community.

On the website, owners and residents can find:

-  Association documents and forms
-  Budgets and financial information
-  Insurance documents
-  Meeting information and notices
-  Rules and Regulations
-  Community announcements and updates

Please visit the website regularly to remain informed:

Visit the Desoto Park Condominium Association Website

We encourage everyone to use this important resource and stay updated on matters affecting our community.

IMPORTANT OWNER RECORDS UPDATE

The management office continues working to update and organize the Association's records. However, many owners still need to provide required information and documentation.

Updated Leases

Owners of rented units must provide the management office with a current copy of every active lease.

Emergency Unit Keys

The office must have a copy of each unit key so authorized personnel can access the unit when necessary, during a legitimate emergency.

Rental Unit Security Deposits

Rental units that currently have only a **\$500 security deposit** on file must submit the remaining balance.

Since 2024, the Association's required security deposit for rented units has been:

\$1,000

Owners with only \$500 on file must complete the additional **\$500 balance**.

We ask all owners with pending documentation or balances to contact the management office and complete these requirements as soon as possible.

Maintaining accurate and updated records is essential for the safety, organization, and proper administration of our community.

 **THANK YOU FOR YOUR COOPERATION**

The continued improvement of Desoto Park requires the participation and cooperation of everyone.

Thank you to all owners and residents who follow the community's Rules and Regulations, maintain their units properly, submit requested documents, and help us preserve a safe, clean, organized, and attractive community.

Desoto Park Condominium Association

Dayami Almaguer

Property Manager

 desotoparkcondominiumassociation.com





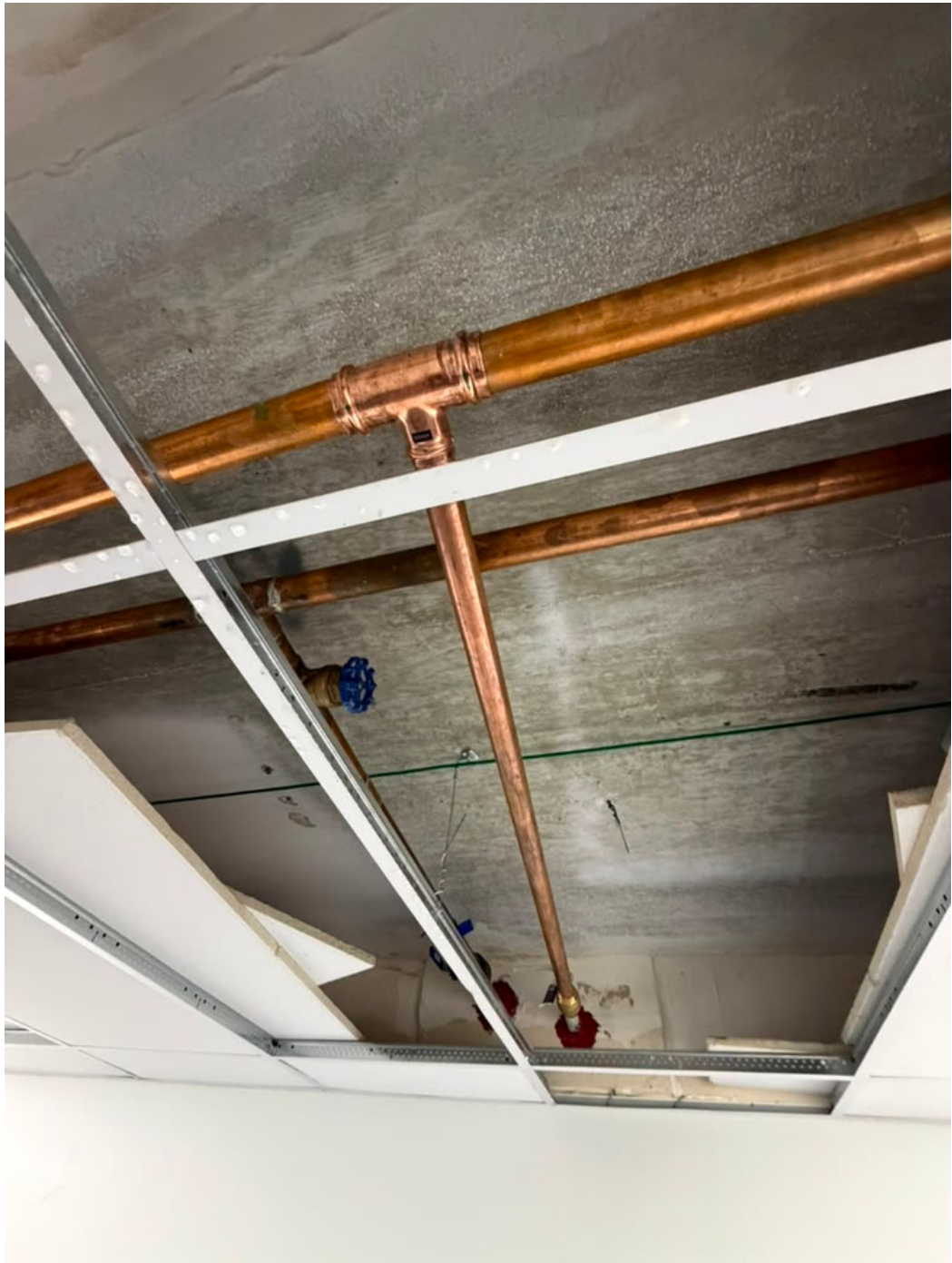


















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