



OK w/L  
7/23/14

July 8, 2014

City of Coral Gables Building and Zoning Department  
Building Recertification Section  
City Hall 405 Biltmore Way  
Coral Gables, Florida 33134

**RE: 40 YEAR RECERTIFICATION  
1515 San Remo  
Coral Gables, FL  
Folio No. 03-4130-033-0001**

To Whom It May Concern:

The following is to inform you that we, U.S. Structures, Inc. have been retained by the San Remo Condominium Association to provide the structural and electrical portions of the 40-year recertification observation and report at the above listed address. We are currently in the process of observing the property and preparing the reports.

At this time we formally request an extension of at least 90 days to adequately complete our services.

Please do not hesitate to contact us if you have any questions.

Sincerely,  
U.S. STRUCTURES, INC.

Jose A. Toledo, P.E.  
President  
License No. 54891  
Special Inspector No. 1180

CRP.067

U.S. STRUCTURES, INC.  
4444 SW 71 AVE., SUITE 103  
MIAMI • FLORIDA • 33155  
TEL: 305.665.4555  
FAX: 305.665.5522  
www.usstructuresinc.com

CITY'S  
EXHIBIT 10

CA 8439  
Affirmative Action/Equal Opportunity Employer

**HENRY RODRIGUEZ**  
State Certified Electrical Contractor, Inc.  
EC#0002411

14522 SW 142 Place Circle  
Miami, Florida 33186  
Phone 305 218 7878  
Fax 305 254 3385

**Proposal**

**August 20, 2014**

**Clear Sky Management, Inc.**  
**2929 SW 3 Avenue Suite #330**  
**Miami, Florida 33129**  
**Job address:**  
**1515 San Remo Avenue**  
**Coral Gables, Florida**

Scope of work: We propose hereby to furnish labor and material for the following items:

- A. Repair connection to exterior unit on 1<sup>st</sup> floor by pool.
- B. Make rack and install 47 exterior pull out disconnects on roof for existing a/c condensing units and reconnect units.
- C. Install new flexible conduit on roof to separate high voltage from low voltage and reconnect to existing a/c condensing units on roof.
- D. Replace damaged exit/emergency light combo (1) as indicated on 40 year inspection report.
- E. Remove damaged electrical receptacle and replace with new GFCI type receptacle and bubble cover.

**Price \$22,488.00**

**Price includes:**

1. New a/c weatherproof non-fusible disconnects.
2. New exit/emergency combo fixture.
3. New GFCI and cover.
4. Permit.
5. Taxes and insurance.

**Not included:**

1. Engineering fees.
2. Any additional work required by inspector.

**PAYMENT TO BE MADE:** As invoiced

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Henry Rodriguez State Certified Unlimited Electrical Contractor, Inc. reserves the right to change this proposal at any time without prior notice. This proposal may be withdrawn by Henry Rodriguez State Certified Unlimited Electrical Contractor if not accepted within 15 days. All accounts 30 days past due are subject to a finance charge of 1.5% per month – 18% per annum, or the maximum amount permitted under state and federal law. Customer agrees to pay all costs of collection services of an attorney or collection service to ensure payment.

Acceptance Signature: 

Date: 8-14-15

**HENRY RODRIGUEZ**  
State Certified Electrical Contractor, Inc.  
EC#0002411

14522 SW 142 Place Circle  
Miami, Florida 33186  
Phone 305 218 7878  
Fax 305 254 3385

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**Proposal**

**May 15, 2015**

**Clear Sky Management, Inc.**  
2929 SW 3 Avenue Suite #330  
Miami, Florida 33129  
Job address:  
1515 San Remo Avenue  
Coral Gables, Florida

Scope of work: We propose hereby to furnish labor and material for the following items:

- A. Make rack and install new disconnect switch for a/c condensing unit on roof for 3 units.
- B. Install new wiring for 3 a/c condensing units on roof and ground units. Existing units are not grounded.
- C. Install 3 new weatherproof junction boxes on roof and separate low voltage from high voltage.
- D. Install 3 new liquid-tite flexible conduits from new disconnects to unit and connect ground wire to unit.
- E. Install 3 new liquid-tite flexible conduits from junction boxes on roof to condensing units for low voltage wiring.
- F. Label disconnects and boxes with unit and circuit numbers for each disconnect and junction box.
- G. NOTE: This work ties in with new work on roof which is to be performed when new roof is stripped. A separate proposal has been given for the roof work on August 20, 2014 and a verbal approval has been given but proposal has not been signed. If proposal is not signed and returned the alternate price will apply due to the fact that the price on this proposal has been discounted because this work will be performed at a later date when roof is stripped.

**Price \$1,588.00**

**Alternate price (if proposal is not signed) \$2,488.00**

**Price includes:**

- 1. New a/c weatherproof non-fusible disconnects.
- 2. New junction boxes.
- 3. New liquid-tite flexible conduits.
- 4. Labeling of disconnects and junction boxes.
- 5. Taxes and insurance.

**Not included:**

- 1. Engineering fees.**
- 2. Permit.**
- 3. Any additional work required by inspector.**

**PAYMENT TO BE MADE:** As invoiced

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Henry Rodriguez State Certified Unlimited Electrical Contractor, Inc. reserves the right to change this proposal at any time without prior notice. This proposal may be withdrawn by Henry Rodriguez State Certified Unlimited Electrical Contractor if not accepted within 15 days. All accounts 30 days past due are subject to a finance charge of 1.5% per month – 18% per annum, or the maximum amount permitted under state and federal law. Customer agrees to pay all costs of collection services of an attorney or collection service to ensure payment.

Acceptance Signature: 

Date: 8-14-15



August 14, 2015

Development Services Department  
City Hall 405 Biltmore Way  
Coral Gables, Florida 33134

Via Certified mail #7014 2870 0000 5039 4835 and via email to [mlopez@coralgables.com](mailto:mlopez@coralgables.com)

Re: Building Recertification  
1515 San Remo  
Folio # 03-4130-033-0001

Dear Inspector Lopez,

The Board of Directors, owners and management of Villa San Remo Condominium Association have been in a time consuming process trying to address several building repairs and improvements in conjunction with the 40 year requirements in order to significantly improve all aspects of the building. However, the bid procurement, analysis and election process has been challenging and the costs exceed what many owners are able to afford. Therefore we have elected to continue with the electrical work on the roof area of the building as noted by our Engineer, Jose Toledo of US Structures as a required next step for the 40 year requirements. Attached is the signed proposal with the elected electrician and we will be giving a deposit check to the contractor so that all permitting papers are turned in immediately to the City of Coral Gables. Our engineer has also been informed and we are awaiting his response to the final steps needed to conclude the requirements with your Department.

We understand that we have exceeded the time that was allotted to us but we are focused on concluding this as expeditiously as possible and kindly request that we are provided with a final time extension of 120 days to conclude all repairs and pass all final inspections related to the 40 year recertification.

Sincerely,

Ketty M. Urbay, LCAM Property Manager

[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)

A handwritten signature in blue ink, appearing to read "Ketty M. Urbay".

Direct: 786-236-8527

Cc: Board of Directors and Jose Toledo, PE

2929 SW 3<sup>rd</sup> Avenue, Suite 330, Miami, Florida 33129 Phone: 305.356.7414 Fax: 800.786.3170

[www.clearskypropertymanagement.com](http://www.clearskypropertymanagement.com)



**City of Coral Gables**  
**Fire Department**  
**Fire Prevention Division**  
2815 Salzedo Street, Coral Gables, FL 33134  
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

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<b>Occupant Name:</b>	1515 San Remo Ave. Condominium - 48 units	<b>Inspection Date:</b>	9/16/2015
<b>Address:</b>	1515 San Remo Avenue	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0

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**No violations noted at this time.**

**Inspector Comments:**

As per Chief Lowman a life safety inspection was performed on 9-16-15. No noticeable violations were found.

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<b>Company Representative:</b>	Signature on file No Signature 9/16/2015
<b>Inspector:</b>	Signature on file Leonard Veight 9/16/2015

CITY'S

EXHIBIT 11



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-09-07-3165	07/23/2009	1515 SAN REMO AVE	CODE ENF WARNING PROCESS	WT2367 MIAMI DADE COUNTY CODE 32-8.1 USE OF SPRINKLER SYSTEM ON UNAUTHORIZED DAY AND TIME 11:25 AM THURSDAY	final	07/23/2009	07/23/2009	0.00
CE-10-07-4846	07/21/2010	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1515 SAN REMO AVE. A-4)	final	07/22/2010	07/22/2010	0.00
CE-10-08-4884	08/30/2010	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1515 SAN REMO AVE. B-4)	final	08/30/2010	08/30/2010	0.00
CE-11-03-6120	03/17/2011	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1515 SAN REMO AVE. F-1)	final	03/21/2011	03/21/2011	0.00
CE-11-05-5956	05/11/2011	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (1515 SAN REMO AVE. #F-2)	final	05/12/2011	05/12/2011	0.00
CE-12-01-7051	01/20/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	01/20/2012	01/20/2012	0.00
CE-12-05-8658	05/21/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	05/22/2012	05/22/2012	0.00
CE-12-06-8529	06/08/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/11/2012	06/11/2012	0.00
CE-12-06-9053	06/15/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/18/2012	06/18/2012	0.00
CE-12-06-9783	06/26/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/27/2012	06/27/2012	0.00
CE-12-07-0523	07/10/2012	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/12/2012	07/12/2012	0.00
CE-13-02-0295	02/06/2013	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	02/08/2013	02/08/2013	0.00
CE-14-06-4147	06/26/2014	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/03/2014	07/03/2014	0.00
CE-15-04-4248	04/08/2015	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/13/2015	04/13/2015	0.00
CE-15-07-5715	07/23/2015	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/30/2015	07/30/2015	0.00
CE-15-08-4718	08/17/2015	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	pending			145.00
CE-15-08-4720	08/17/2015	1515 SAN REMO AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	08/20/2015	08/20/2015	0.00
EL-08-03-0163	03/06/2008	1515 SAN REMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL 3 WASHING MACHINES \$500 IN WASHING	final	03/12/2008	07/15/2008	0.00

CITY'S

EXHIBIT

12

					ROOM ONLY				
EL-09-12-2919	12/23/2009	1515 SAN REMO AVE	ELEC POOL / SPA / FOUNTAIN	ELECTRICAL REPAIR TO AN EXISTING POOL	final	12/28/2009	01/26/2010	0.00	
EL-11-02-6028	02/24/2011	1515 SAN REMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	2 SPECIAL OUTLETS; 2 ROUGH IN OUTLETS	final	03/10/2011	05/05/2011	0.00	
EL-13-08-1552	08/26/2013	1515 SAN REMO AVE	ELEC LOW VOLTAGE SYSTEM	RECALL ELEVATOR UPGRADE \$6,250	final	09/27/2013	11/21/2013	0.00	
EL-15-08-5250	08/26/2015	1515 SAN REMO AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL AC DISCONNECT AT EACH OF 47 ROOF TOP COMPRESSORS \$22,488	issued	09/30/2015		0.00	
FD-13-08-1446	08/23/2013	1515 SAN REMO AVE	FIRE ELEVATOR RECALL	FIRE - ELEVATOR RECALL PERMIT 8-23-13	final	08/23/2013	11/21/2013	0.00	
ME-10-04-5041	04/29/2010	1515 SAN REMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C REPLACEMENT \$4500.00	final	04/30/2010	05/20/2010	0.00	
ME-11-08-6646	08/19/2011	1515 SAN REMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT A/C CHANGE OUT \$3637.	final	08/19/2011	08/29/2011	0.00	
ME-14-09-3264	09/25/2014	1515 SAN REMO AVE	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF A/C \$3500	final	09/26/2014	12/18/2014	0.00	
PL-11-02-6055	02/25/2011	1515 SAN REMO AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR KITCHEN & BATHROOM	final	03/18/2011	08/18/2011	0.00	
PU-09-07-3163	07/23/2009	1515 SAN REMO AVE	PUBLIC RECORDS SEARCH	TO CLOSE SEVERAL ACTIVE PERMITS #05060107 CRM INV#7962	final	08/13/2009	08/13/2009	0.00	
PU-14-03-3103	03/21/2014	1515 SAN REMO AVE	PUBLIC RECORDS SEARCH	REQ ROOF COPIES	final	03/21/2014	03/21/2014	0.00	
RC-15-01-0843	01/21/2015	1515 SAN REMO AVE	BUILDING RE CERTIFICATION	40 YEAR OR OLDER BUILDING RECERTIFICATION CONSTRUCTION REGULATION BOARD FILE 15-4256 SEPTEMBER 14, 2015 MEETING	issued	01/22/2015		600.00	
ZN-09-11-2700	11/30/2009	1515 SAN REMO AVE	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	POOL RESURFACE \$2,500	final	12/10/2009	02/22/2010	0.00	
ZN-10-06-4517	06/17/2010	1515 SAN REMO AVE	PAINT / RESURFACE FL / CLEAN	INSTALL LAMINATE FLOORING \$1,368.29	final	06/24/2010	07/16/2010	0.00	
ZN-11-02-5846	02/23/2011	1515 SAN REMO AVE	KITCHEN CABINETS / COUNTERTOPS	REPLACE KITCHEN CABINETS, INSTALL HARDWOOD FLOORS THROUGHOUT, REPLACE BATHROOM	final	03/01/2011	08/18/2011	0.00	



CABINETS  
\$10,000

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The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

After recording return to:  
Belkys Garcia  
Secretary to the Construction  
Regulation Board  
Development Services Department  
City of Coral Gables  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134-5717

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**CITY OF CORAL GABLES  
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4256

Petitioner,

vs.

VILLA SAN REMO CONDOMINIUM  
ASSOCIATION, INC., a Florida Not for  
Profit Corporation,

Respondent.

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**ORDER DECLARING STRUCTURE UNSAFE**

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on October 19, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered any evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

**Findings of Fact**

1. The City properly served the Notice on the owner, Villa San Remo Condominium Association, Inc. ("Owner"), and any lienholders of record of the five three-story residential condominium buildings consisting of 47 units, built in 1964 ("Structure"), located at **1515 San Remo Avenue**, Coral Gables, FL 33134-3046, and legally described as Lots 17 thru 24, Block 203, of CORAL GABLES RIVIERA SECTION 14, according to the 2nd Rev Plat Book 28-32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4130-033-0010 ("Property").

2. The Notice alleges that the Structure is unsafe because an inspection report pursuant to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"), and furnished by or on behalf of the Owner on January 22, 2015, revealed that the Structure did not meet the minimum requirements to be recertified as structurally and electrically safe.

3. The Report revealed that the following items required repair or modification:  
**Electrical:** 1) branch circuits must be identified; 2) parking illumination certificate not provided;

3) wiring of mechanical equipment must be repaired; 4) all air conditioner condensing units on roof have deteriorated wiring that must be replaced and disconnects must be added to each; **Structural:** 5) spalling at concrete lintels and sills; 6) overhead spalls at concrete beams; 7) spalling at concrete columns; 8) loose rail posts; 9) spalling at mechanical room roof slab; 10) meter room door framing damaged; 11) tie-down straps missing at rooftop air conditioning units; and 12) debris on roof top deck.

4. On January 23, 2015, the City notified the Owner that it must complete the repairs and submit a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report").

5. To date, the Owner has not completed the required repairs and has not submitted a Compliance Report ("Required Action").

#### **Conclusions of Law**

6. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

#### **Order**

It is, therefore, ORDERED:

7. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date of this Order; b) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 60 days from the date of this Order; and c) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 90 days from the date of this Order.

8. *Request for compliance inspection.* It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order.

9. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure.

10. *Requests for extension of time.* The Building Official, in his sole discretion, may extend any of the above deadlines for good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in the efforts to take all Required Action, to apply for any required permits, and to request an extension of any deadlines, as applicable.

11. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for

taxes. In order to have this lien, the City shall record this Order and an affidavit for any additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

12. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

13. **NOTICE: If the Respondent does not comply with the terms of this order, the City may issue an Affidavit of Non-Compliance ("Affidavit"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com), tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Affidavit shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.**

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 17<sup>th</sup> day of October, 2015.

28<sup>th</sup>

CONSTRUCTION REGULATION BOARD  
OF THE CITY OF CORAL GABLES

  
Board Chairperson

**Notice of Deadline to Appeal**

**PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.**

**Certificate of Filing and Service**

I HEREBY CERTIFY that the original of this order was filed with the Secretary of the Board, on this 17<sup>th</sup> day of October, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and any e-mail address indicated below) to:

**Condominium Association**

Villa San Remo Condominium  
Association, Inc.  
c/o Clear Sky Property Management LLC  
Registered Agent  
2929 SW 3 Avenue, Suite 330  
Miami, FL 33129-2710

Return receipt number:

91 7108 2133 3932 6009 7105

and via e-mail to Ketty M. Urbay, the  
Condominium Association's representative, at  
kurbay@clearskymanagement.com.

  
Belkys Garcia  
Secretary to the Board

## Goizueta, Virginia

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**From:** Lopez, Manuel  
**Sent:** Wednesday, September 16, 2015 11:05 AM  
**To:** 'alp@alp-law.com' (alp@alp-law.com)  
**Cc:** Goizueta, Virginia  
**Subject:** 1515 San Remo.

Alex, I have visited the above referenced property along with Al Reyes Electrical Official for the City of Coral Gables and Robert Lowman Fire Marshal for the City of Coral Gables and found no issues of any kind that require immediate attention. I have also spoken to Jose Toledo PE who did the original inspection for the recertification and he informs me that at the time of his inspection he did not find any life safety issues that required that the building be declared unsafe. The items listed in his report need to be addressed before he issues a letter certifying the building. I see no reason to have a special meeting of the Board.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



*City of Coral Gables*

## Garcia, Belkys

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**From:** Figueroa, Yaneris  
**Sent:** Wednesday, September 16, 2015 1:12 PM  
**To:** 'alp@alp-law.com'; Garcia, Belkys; Goizueta, Virginia; Lopez, Manuel  
**Subject:** RE: 1515 San Remo Ave

That's perfect. Thank you, Alex.

Please let me know if you need anything from me.

Best,

Yaneris Figueroa  
Assistant City Attorney for the City of Coral Gables  
405 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134  
Office: (305) 722-8625  
Fax: (305) 476-7795



CORAL GABLES  
CELEBRATING 90 YEARS

*Celebrating 90 years of a dream realized.*

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**From:** alp@alp-law.com [mailto:alp@alp-law.com]  
**Sent:** Wednesday, September 16, 2015 1:09 PM  
**To:** Figueroa, Yaneris; Garcia, Belkys; Goizueta, Virginia; Lopez, Manuel  
**Subject:** Re: 1515 San Remo Ave

Understood. I will, nevertheless, follow up again with the maintenance company and encourage them to make sure they stay on top of this and hopefully apply for and obtain the permits for the full scope of work in time for the next regularly-scheduled board meeting.

Thank you!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1230  
Miami, FL 33131-3255  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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---

**From:** Yaneris Figueroa <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>  
**Date:** Wednesday, September 16, 2015 at 12:25 PM  
**To:** "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
**Cc:** Virginia Goizueta <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>, Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>, Manuel Lopez <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Subject:** RE: 1515 San Remo Ave

Hi Belkys,

I would not send the information to the Board. Given their direction, and based on Manny's recommendation below, it does not appear necessary to have a special meeting of the Board. We can update the Board members at the next regularly scheduled meeting.

Thanks!  
Yaneris

Yaneris Figueroa  
Assistant City Attorney for the City of Coral Gables  
405 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134  
Office: (305) 722-8625  
Fax: (305) 476-7795



CORAL GABLES  
CITY OF CORAL GABLES

*Celebrating 90 years of a dream realized.*

---

**From:** Garcia, Belkys  
**Sent:** Wednesday, September 16, 2015 12:22 PM  
**To:** Figueroa, Yaneris  
**Cc:** Goizueta, Virginia; '[alp@alp-law.com](mailto:alp@alp-law.com)'; Lopez, Manuel  
**Subject:** 1515 San Remo Ave



Yaneris,

Please read email below from Manuel Lopez, Building Official, regarding the Subject address which the Construction Regulation Board members expressed concerns. Do you want me to forward that information to the members?

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229



CORAL GABLES  
THE CITY BEYOND THE CITY

*Celebrating 90 years of a dream realized.*

---

**From:** Goizueta, Virginia  
**Sent:** Wednesday, September 16, 2015 12:20 PM  
**To:** Garcia, Belkys  
**Subject:** FW: 1515 San Remo.

fyi

*Virginia Goizueta*

*Building Service Coordinator*  
*City of Coral Gables*  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



CORAL GABLES  
THE CITY BEYOND THE CITY

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---

**From:** Lopez, Manuel  
**Sent:** Wednesday, September 16, 2015 11:05 AM  
**To:** '[alp@alp-law.com](mailto:alp@alp-law.com)' ([alp@alp-law.com](mailto:alp@alp-law.com))

**Cc:** Goizueta, Virginia  
**Subject:** 1515 San Remo.

Alex, I have visited the above referenced property along with Al Reyes Electrical Official for the City of Coral Gables and Robert Lowman Fire Marshal for the City of Coral Gables and found no issues of any kind that require immediate attention. I have also spoken to Jose Toledo PE who did the original inspection for the recertification and he informs me that at the time of his inspection he did not find any life safety issues that required that the building be declared unsafe. The items listed in his report need to be addressed before he issues a letter certifying the building. I see no reason to have a special meeting of the Board.

Manuel Z. Lopez P.E.  
Building Official  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables Florida, 33134  
305-460-5242



CORAL GABLES  
FLORIDA

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## Goizueta, Virginia

---

**From:** alp@alp-law.com  
**Sent:** Friday, August 21, 2015 11:17 AM  
**To:** Goizueta, Virginia  
**Subject:** Re: Construction Regulation Board, September 14, 2015

Dear Virginia:

Welcome back! Please call me today to discuss.

Thanks!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1230  
Miami, FL 33131-3255  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** "Goizueta, Virginia" <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>  
**Date:** Thursday, August 20, 2015 at 9:22 AM  
**To:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Cc:** "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>, Manuel Lopez <[mlopez@coralgables.com](mailto:mlopez@coralgables.com)>  
**Subject:** Construction Regulation Board, September 14, 2015

Good morning Alexander,

On our last meeting we identified the cases to be heard in the September 14<sup>th</sup> meeting by the Construction Regulation Board. The hearing notices for these cases should be mailed and posted at least two weeks prior to the meeting; please provide us with the information on the parties to be notified and the notice for hearing template?

101 Almeria Ave  
114 Calabria Ave  
108 Menores Ave  
1514 Salzedo St  
1515 San Remo Ave

The Building Official would like the board to hear 218 Antiquera Ave, which had been previously heard by the Miami Dade Unsafe Structures Board.

Thank you

*Virginia Goizueta*  
Building Service Coordinator  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134  
Office: 305-460-5250



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## Garcia, Belkys

---

**From:** Garcia, Belkys  
**Sent:** Wednesday, November 04, 2015 7:43 AM  
**To:** 'Ketty M. Urbay'  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'  
**Subject:** RE: 1515 San Remo Ave

Good morning,

Please make the check payable to City of Coral Gables and reference the site address and Case number.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229



*Celebrating 90 years of a dream realized.*

---

**From:** Ketty M. Urbay [mailto:kurbay@clearskymanagement.com]  
**Sent:** Tuesday, November 03, 2015 3:03 PM  
**To:** Garcia, Belkys  
**Cc:** Goizueta, Virginia; Figueroa, Yanneris; 'alp@alp-law.com'; 'inomkin@alp-law.com'  
**Subject:** RE: 1515 San Remo Ave

Dear Mrs. Garcia

Good afternoon. Upon further review of paperwork I recently received post hearing, I do have a question regarding the fees of \$637.50 that are due as per the Invoice received. Is the check payable simply to City of Coral Gables? Also, do we reference on the check the permit # on the invoice and parcel # or the case # 15-4256?

Thank you kindly,  
My Best,

*""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand*

**Ketty M. Urbay, President**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
direct (305) 356-7414, ext. 4

CITY'S

EXHIBIT 15

**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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----- Original Message -----

Subject: RE: 1515 San Remo Ave  
From: "Ketty M. Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>  
Date: Tue, November 03, 2015 1:01 pm  
To: "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
Cc: "Goizueta, Virginia" <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>, "Figueroa, Yaneris" <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>, "[alp@alp-law.com](mailto:alp@alp-law.com)" <[alp@alp-law.com](mailto:alp@alp-law.com)>, "[inomkin@alp-law.com](mailto:inomkin@alp-law.com)" <[inomkin@alp-law.com](mailto:inomkin@alp-law.com)>

Dear Mrs. Garcia,

Good afternoon.

Received. Thank you,

*""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand*

**Ketty M. Urbay, President**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 4**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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----- Original Message -----

Subject: 1515 San Remo Ave  
From: "Garcia, Belkys" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>  
Date: Wed, October 28, 2015 8:14 am  
To: "[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>  
Cc: "Goizueta, Virginia" <[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>, "Figueroa, Yaneris" <[yfigueroa@coralgables.com](mailto:yfigueroa@coralgables.com)>, "[alp@alp-law.com](mailto:alp@alp-law.com)" <[alp@alp-law.com](mailto:alp@alp-law.com)>, "[inomkin@alp-law.com](mailto:inomkin@alp-law.com)" <[inomkin@alp-law.com](mailto:inomkin@alp-law.com)>

Good morning,

Please see attached Order Declaring Structure Unsafe for the above Subject address.  
Please contact us if you have any questions.

Thank you,

Belkys Garcia  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

-----Original Message-----

From: [ds-pln@coralgables.com](mailto:ds-pln@coralgables.com) [mailto:[ds-pln@coralgables.com](mailto:ds-pln@coralgables.com)]

Sent: Tuesday, October 27, 2015 10:28 AM

To: Garcia, Belkys

Subject: Sent from the City of Coral Gables Development Services Department

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:  
Device Name: CTHDS3FL-7970A

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## Garcia, Belkys

---

**From:** alp@alp-law.com  
**Sent:** Wednesday, November 04, 2015 11:48 AM  
**To:** Goizueta, Virginia; Garcia, Belkys  
**Cc:** Figueroa, Yaneris  
**Subject:** FW: status hearing - 1515 San Remo Ave  
**Attachments:** unsafe structures order - 1515 San Remo Ave.pdf

**Importance:** High

FYI

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Wednesday, November 4, 2015 at 11:47 AM  
**To:** "Ketty M. Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>  
**Subject:** status hearing - 1515 San Remo Ave

Dear Ms. Urbay:

This is to confirm that the Contraction Regulation Board asked you and you agreed to be present at a status hearing on Monday, November 9, 2015, at 2 p.m. in the Commission Chambers at Coral Gables City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, FL 33134.



Please confirm your attendance.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Friday, October 16, 2015 at 3:06 PM  
**To:** "Ketty M. Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>  
**Subject:** proposed order in unsafe structures proceeding - 1515 San Remo Ave

Dear Ms. Urbay:

As we discussed, please find attached a proposed order. The City is reviewing the order and the Board will make the ultimate decision whether to approve any order that we propose, so please arrange to attend the hearing, in case the Board has questions or is unwilling to approve the proposed terms.

Please do not hesitate to call me if you have any questions or concerns. My mobile number is (305) 333-0467.

Thank you and have a good weekend!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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## Garcia, Belkys

---

**From:** alp@alp-law.com  
**Sent:** Monday, November 23, 2015 2:56 PM  
**To:** Goizueta, Virginia; Garcia, Belkys  
**Subject:** FW: 1515 San Remo Ave - Status  
**Attachments:** Villa San Remo Roof electrical work closed permit.png; Villa San Remo Structural permit issued.png

Dear Virginia and Belkys:

Please see below and add this case to the agenda for the December hearing.

Thanks!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
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**From:** "Ketty M. Urbay" <kurbay@clearskymanagement.com>  
**Date:** Friday, November 20, 2015 at 10:59 PM  
**To:** Alexander Palenzuela <alp@alp-law.com>  
**Subject:** RE: 1515 San Remo Ave - Status

Dear Atty Palenzuela,

CITY'S  
EXHIBIT

17

I have the hearing on Dec. 14th on my calendar and will attend. Thanks again and my apologies for missing November.

As far as the update for the Dec 1 deadline. Please see attached. The electrical permit was finalized and updated in the system. The permit for the structural work was issued which was required in the first 30 days. See attached as well. Therefore I do believe we are on track thus far.

If you need anything further please do not hesitate to advise.

My Best Regards,

*""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand*

**Ketty M. Urbay, President**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 4**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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----- Original Message -----

Subject: Re: 1515 San Remo Ave - Status  
From: "alp@alp-law.com" <alp@alp-law.com>  
Date: Mon, November 16, 2015 6:10 pm  
To: "Ketty M. Urbay" <kurbay@clearskymanagement.com>

Dear Ms. Urbay:

The next hearing will talk place on 12-14-15 at 2pm in City Hall. Please plan to attend. However, the next deadline for compliance is 12-1-15. Please see below and follow up with me after the deadline to determine how the parties should proceed.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511

alp@alp-law.com  
www.alp-law.com

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---

**From:** Belkys Garcia <bgarcia@coralgables.com>  
**Date:** Monday, November 16, 2015 at 3:40 PM  
**To:** Alexander Palenzuela <alp@alp-law.com>  
**Cc:** Yaneris Figueroa <yfigueroa@coralgables.com>, Virginia Goizueta <vgoizueta@coralgables.com>  
**Subject:** 1515 San Remo Ave - Status

Please read below and see screen shots on the Subject address:

1. Electrical permit issued #EL15085250
2. Electrical rough inspection approved; final inspection pending
3. Structural permit issued #BL15115317
4. Notice of Commencement required on Building Permit; inspection required
5. Recertification Report rejected by Building and Electrical Officials.

**ELECTRICAL PERMIT FOR ROOF TOP COMPRESSORS**

Permits

File Edit Record Navigate Form Reports Format Tab Help



Main Contractors Custom Fields Fees Actions Fee Summary Sub Permits Routing History Parcels Routing Status

Permit type	e499	ELEC COMMERCIAL / RESIDENTIAL WOR	Permit #	EL-15-08-5250			
Address	1515 SAN REMO AVE		Apt/Suite	COMMON AREAS			
City	CORAL GABLES		State	FL	Zip	33146	
<b>Permit Information</b>							
Master permit		Routing queue	b005aa	Applied	08/26/2015		
Project		Status	issued	Approved	08/26/2015		
Description	INSTALL AC DISCONNECT AT EACH OF 47 ROOF TOP COMPRESSORS \$22,488			Issued	09/30/2015		
		Closed/Final					
Submitted		Clock	Running	Days	82	Expires	03/30/2016
Submitted via							

<b>Owner</b>					
Last name	VILLA SAN REMO CONDOMI...	First name		Address	2929 SW 3 AVE 412 MIAMI FL 33129
Phone	( ) -				

<b>Applicant</b>					
<input type="checkbox"/> Owner is applicant?			<input type="checkbox"/> Contractor is applicant?		
Last name	HENRY RODRIGUEZ ELECTR...	First name		Address	14522 SW 147 CIRCLE LN MIAMI FL 33186
Phone	(305) 218-7878	Cust #	008056		
Email					

<b>Lender</b>					
Last name		First name		Address	
Phone	( ) -				

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ELECTRICAL INSPECTIONS

Permits

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Navigation icons: Home, Back, Forward, Print, Refresh, Jump 1, etc.

Main | Contractors | Custom Fields | Fees | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing Status

Permit #  Address   
 Permit type

Group	Action Code	Action Description	Completion Date	Complete Code
1	PERMIT PROCESSING	Routed		
2	CASHIER	Routed		
3	NOTICE OF COMMENCEMENT	Routed		
4	INSPECTION	Working		
4	e1023	ELECTRICAL ROUGH	10/02/2015 12:00:00 AM	<input checked="" type="checkbox"/> apvd
+	e1179	FINAL ELECTRICAL		

Tab Groups  
Toolbox



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**STRUCTURAL REPAIRS PERMIT**

Permits

File Edit Record Navigate Form Reports Format Tab Help



Main Contractors Custom Fields Fees Plan Routing Actions Fee Summary Sub Permits Routing History Parcels Routing St

Tab Groups  
Toolbox

Permit-type:  GENERAL REPAIRS Permit #:   
Address:  Apt/Suite:   
City:  State:  Zip:

Permit Information

Master permit:  Routing queue:  Applied:   
Project:  Status:  Approved:   
Description:  Issued:   
Submitted:  Clock:  Days:  Expires:   
Submitted via:

Owner

Last name:  First name:  Address:   
Phone:

Applicant

Owner is applicant?  Contractor is applicant?

Last name:  First name:  Address:   
Phone:  Cust #:  Email:

Lender

Last name:  First name:  Address:   
Phone:

NO NOTICE OF COMMENCEMENT SUBMITTED. NO INSPECTIONS PERFORMED

Permits

File Edit Record Navigate Form Reports Format Tab Grid Help



Main | Contractors | Custom Fields | Fees | Plan Routing | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing St

Permit #  Address   
 Permit type

Group	Action Code	Action Description	Completion Date	Complete Code
1	PLAN REVIEW	Routed		
2	PLAN PROCESSING	Routed		
3	CASHER	Routed		
4	NOTICE OF COMMENCEMENT	Pending		
4	ppnoc	NOTICE OF COMMENCEMENT	<input type="text"/>	<input type="checkbox"/> <input type="text"/>
5	PUBLIC SERVICE PLAN REVIEW	Routed		
-	5	INSPECTION		
6	b1084	FINAL STRUCTURAL	<input type="text"/>	<input type="checkbox"/> <input type="text"/>
6	b1specinsp	STATEMENT OF INSPECTION - SPECIAL INS	<input type="text"/>	<input type="checkbox"/> <input type="text"/>

Tab Groups  
Toolbox

RECERTIFICATION REPORT REJECTED IN JANUARY 2015

Permits

File Edit Record Navigate Form Reports Format Tab Grid Help



Main | Contractors | Custom Fields | Fees | **Actions** | Fee Summary | Sub Permits | Routing History | Parcels | Routing Status

Permit #  Address   
 Permit type

Group	Action Code	Action Description	Completion Date	Complete Code
1	BOARDS - GENERATE FILE	Routed		
2	CASHIER	Routed		
-	3	PLAN REVIEW	Working	
3	prbuild	BUILDING PLAN REVIEW		<input type="checkbox"/>
3	prbuild	BUILDING PLAN REVIEW	01/22/2015 02:03:17 PM	<input checked="" type="checkbox"/> reject
3	prelec	ELECTRICAL PLAN REVIEW		<input type="checkbox"/>
3	prelec	ELECTRICAL PLAN REVIEW	01/23/2015 10:52:26 AM	<input checked="" type="checkbox"/> reject
3	ce120	RECEIVED PAYMENT		<input type="checkbox"/>
4	RE CERTIFIED LETTER			

Tab Groups  
Toolbox

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

---

**From:** alp@alp-law.com [mailto:alp@alp-law.com]  
**Sent:** Monday, November 16, 2015 3:07 PM  
**To:** Goizueta, Virginia; Garcia, Belkys  
**Cc:** Figueroa, Yaneris  
**Subject:** FW: status hearing - 1515 San Remo Ave  
**Importance:** High

FYI.

Please let me know the status of compliance, so that we can determine how to respond.

Thanks!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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**From:** "Ketty M. Urbay" <kurbay@clearskymanagement.com>

**Date:** Monday, November 16, 2015 at 2:52 PM

**To:** Alexander Palenzuela <alp@alp-law.com>

**Cc:** Manuel Lopez <mlopez@coralgables.com>

**Subject:** RE: status hearing - 1515 San Remo Ave

Dear Attorney Palenzuela

I apologize but I was out ill and did not see your email until just now.

The day of the hearing I knew I needed to return but was not aware then that the day and time was set. I was waiting to receive a notice of the next hearing. Had I seen your email in time I would have been present as I do have updates.

The roof electrical permit passed final inspection this past Friday, November 13th and the electrical portion of the submitted report is completed.

The contract for the structural repairs was signed with the contract as agreed back in October and all of the permitting paperwork was signed and notarized for submission to the City. Prior to getting sick and not being in my office I had checked with Pro Max and they advised that everything was submitted to the City. I did remind them that Chief Inspector Lopez had agreed to assist in expediting the review of the drawings and paperwork submitted. That is the update I am waiting on to see if the permit was approved so work can begin.

Please let me know if there is an alternate day and time that I can see the Board and provide the update in person. Once again, I apologize.

Thank you,  
Best Regards,

*""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand*

**Ketty M. Urbay, President**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 4**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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----- Original Message -----

Subject: status hearing - 1515 San Remo Ave

From: "alp@alp-law.com" <alp@alp-law.com>



Date: Wed, November 04, 2015 11:47 am  
To: "Ketty M. Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>

Dear Ms. Urbay:

This is to confirm that the Contraction Regulation Board asked you and you agreed to be present at a status hearing on Monday, November 9, 2015, at 2 p.m. in the Commission Chambers at Coral Gables City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, FL 33134.

Please confirm your attendance.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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---

**From:** Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>  
**Date:** Friday, October 16, 2015 at 3:06 PM  
**To:** "Ketty M. Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>  
**Subject:** proposed order in unsafe structures proceeding - 1515 San Remo Ave

Dear Ms. Urbay:

As we discussed, please find attached a proposed order. The City is reviewing the order and the Board will make the ultimate decision whether to approve any order that we propose, so

please arrange to attend the hearing, in case the Board has questions or is unwilling to approve the proposed terms.

Please do not hesitate to call me if you have any questions or concerns. My mobile number is (305) 333-0467.

Thank you and have a good weekend!

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

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## Garcia, Belkys

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**From:** Garcia, Belkys  
**Sent:** Friday, February 05, 2016 8:46 AM  
**To:** 'jalfonso@clearskymanagement.com'  
**Cc:** Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; Ashley Bjork  
**Subject:** RE: 1515 San Remo Avenue

Good morning,

Per your request, you have been placed on the March 14<sup>th</sup> Agenda. Note, there is a \$150.00 Administrative Fee.

Additionally, the Commission recently approved a new Resolution giving the Construction Regulation Board the authority to impose fines. Please know, your property's deadline was January 29, 2016; therefore, at the March meeting the Board will be asked to impose the fine on your property. I wanted to advise you of this matter ahead of time.

Thank you,

*Belkys Garcia*

City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

---

**From:** jalfonso@clearskymanagement.com [mailto:jalfonso@clearskymanagement.com]  
**Sent:** Thursday, February 04, 2016 5:22 PM  
**To:** Garcia, Belkys  
**Cc:** alp@alp-law.com; Ashley Bjork  
**Subject:** 1515 San Remo Avenue

Good afternoon Ms. Garcia,

I am the property manager for Villa San Remo Condominium. Please see attached notice of non-compliance that was received at the property. This was sent because the due date, that was set for January 28, passed. I wanted to reach out and request for this property to be placed on the hearing agenda for March, so that we may address the Board.

At last month's Board hearing, I addressed the Board with Mr. Jose Toledo of U.S. Structures, who is the structural engineer who has been guiding Pro-Max on this project. He stated that the building was in safe conditions, and that Pro-Max had begun the structural repairs that were needed. Even though we were not on the agenda, this was an important update that we felt the Board should hear.

As an update, I have spoken to Pro-Max Restoration and Paint, which is the company currently performing the repair work. They have been working at a very quick pace, and expect to finish the structural repairs completely within the next business week. This of course is an estimate, and does not take into account weather delays or other unforeseen circumstances.

While I am confident that these repairs and subsequent final permits will be completed prior to the hearing, I wanted to make sure that this property was placed on the agenda for March, just in case.

Thank you for your attention and consideration,

*"What you do today can improve all your tomorrows."* ~Ralph Marston

**Jose M. Alfonso, LCAM Property Manager**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 3**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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## Garcia, Belkys

---

**From:** Ortiz, William  
**Sent:** Friday, February 12, 2016 10:19 AM  
**To:** Dorrel, Cindy  
**Cc:** Fernandez, Frank; Rodriguez, Paula; Garcia, Belkys  
**Subject:** RE: San Remo  
**Attachments:** FW: San Remo; RE: 1515 San Remo Avenue; RE: 1515 San Remo Avenue

Good morning Cindy:

After the initial complaint on 2/3/16, the complainant below decided she did not want to give us access to the building because she did not want to draw any negative attention to herself; please see first attached email. We went ahead and conducted an inspection; since we did not have permission to enter the property, a full inspection of the property was not conducted. In the second attached email, the property manager for Villa San Remo Condominium, Jose M. Alfonso, provided some information regarding work being done on the property. The pit bull complaint was referred to Miami Dade County Animal Control; please see third attached email (response from Luis Salgado, Miami Dade County Animal Services.)

This property has an active Construction Regulation Board case through the Building Division; many of the exterior issues will be addressed through the Construction Regulation Board process. For more information on that case, please contact Belkys Garcia.

We have currently cited the property for a dirty roof and will be citing regarding trimming back some foliage from the right-of-way. If you have any questions, please let me know.

Thank you.

William Ortiz  
Code Enforcement Director  
Development Services Department  
City of Coral Gables  
427 Biltmore Way Suite 100  
Coral Gables, FL 33134  
Ph: 305-460-5271  
Fax: 305-460-5348



CORAL GABLES  
FLORIDA

*Celebrating 90 years of a dream realized.*

---

**From:** Dorrel, Cindy  
**Sent:** Thursday, February 04, 2016 5:08 PM  
**To:** Ortiz, William  
**Subject:** RE: San Remo

Thank you.

*Cindy Dorrel  
Special Projects Assistant  
City Manager's Office  
405 Biltmore Way  
Coral Gables, FL 33134  
305-460-5224*



CORAL GABLES  
THE CITY BEAUTIFUL

*Celebrating 90 years of a dream realized.*

---

**From:** Ortiz, William  
**Sent:** Thursday, February 04, 2016 4:30 PM  
**To:** Dorrel, Cindy  
**Cc:** Fernandez, Frank; Wu, Charles  
**Subject:** FW: San Remo

Hi Cindy:

Please see below. Code Enforcement Officer Quintana has arranged a meeting with the complainant tomorrow. I'll keep you posted.

---

**From:** Quintana, Amparo  
**Sent:** Thursday, February 04, 2016 4:00 PM  
**To:** Ortiz, William  
**Cc:** Kattou, Michael  
**Subject:** FW: San Remo

William and Michael,

Please see email below. We are scheduled for tomorrow at 10:00am to meet with the complainant. I will advise you tomorrow of what is done.

Thank you.

Amparo C. Quintana

Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, Fl 33134  
Phone #: 305-569-1806  
Fax #: 305-460-5348

---

**From:** Quintana, Amparo  
**Sent:** Thursday, February 04, 2016 3:59 PM  
**To:** 'jennyjennifer81@gmail.com'  
**Subject:** RE: San Remo

Yes 10:00am is perfect we will be there.

Thank you.

---

**From:** [jennyjennifer81@gmail.com](mailto:jennyjennifer81@gmail.com) [<mailto:jennyjennifer81@gmail.com>]  
**Sent:** Thursday, February 04, 2016 3:57 PM  
**To:** Quintana, Amparo  
**Subject:** Re: San Remo

I took my morning off  
So 10 am okay???

Sent from my iPhone

On Feb 4, 2016, at 3:40 PM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

I will speak to my supervisor and advise you before 4.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** [jennyjennifer81@gmail.com](mailto:jennyjennifer81@gmail.com)  
**Date:** 02/04/2016 2:14 PM (GMT-05:00)  
**To:** "Quintana, Amparo" <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Doc\_mom In305 <[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Subject:** Re: San Remo

Yes tomorrow is okay. Any possibility it can be earlier? Thank you

Sent from my iPhone

On Feb 4, 2016, at 1:59 PM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

Good afternoon,

Is it possible for my Supervisor and I to meet you out there tomorrow morning after 10am? Please advise.

Thank you.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: [jennyjennifer81@gmail.com](mailto:jennyjennifer81@gmail.com)

Date: 02/04/2016 12:22 PM (GMT-05:00)

To: "Quintana, Amparo" <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>

Cc: Doc\_mom ln305 <[docmom305@gmail.com](mailto:docmom305@gmail.com)>

Subject: Re: San Remo

Good afternoon,

Thank you for responding to us so fast.

I get home at 4:30 pm, I'm not sure if that's too late for you? But if you tell me some times for tomorrow I can arrange to meet you at the building.

I'll provide the apartment number to the unit with pit bull I think it is E1 but I need to double check.

For SURE you can go on the roof and find major problems I can tell you where the area is on the roof that is bad. And I can also speak to you on the phone too to discuss. The address is 1515 San Remo Avenue coral gables

There is roof damage on the third floor roof centering over apartment C 7.

They have been ignoring our emails including my landlord. It seems that they are avoiding taking care of.

Also when my mom and I texted messaged the presidents assistant that texted us in November about this the assistant got confused who the text was from and wrote to us thinking she was writing to her boss stating that we were annoying, and not well. When we asked if she knew who she was messaging there was no response and then the next day we got an email from the President Kitty Urbride saying that they apologized for the error etc etc. (we currently have been seeking legal direction regarding this), in the mean time, I just renewed my lease, because my landlord seems very cooperative it's the association violating and ignoring and its seems suspicious since the association is responsible for roof repairs the building is about to be or was just signed by a new owner.

My number is 305-934-5044

Thank you so much,

Jenny

Sent from my iPhone



On Feb 4, 2016, at 12:11 PM, Doc\_mom In305 <[docmom305@gmail.com](mailto:docmom305@gmail.com)> wrote:

Jen-  
Please see the emails below and respond please so they can help you  
Love,  
Mom

Sent from my iPhone

Begin forwarded message:

**From:** "Quintana, Amparo" <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Date:** February 4, 2016 at 11:09:39 AM EST  
**To:** "'[docmom305@gmail.com](mailto:docmom305@gmail.com)'" <[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Subject:** FW: San Remo

Good morning,

Can you provide me with your phone number so we can further discuss the property's violations in detail and also can we meet out there sometime today? would you also be able to provide me with the unit number that has the pit bull?

---

**From:** Ortiz, William  
**Sent:** Thursday, February 04, 2016 10:27 AM  
**To:** Quintana, Amparo  
**Cc:** Wu, Charles; Kattou, Michael  
**Subject:** RE: San Remo

Hi Ampy:

Please see below. Please follow up today and let me know.

Thanks.

---

**From:** Dorrel, Cindy  
**Sent:** Thursday, February 04, 2016 9:43 AM  
**To:** Ortiz, William  
**Cc:** Wu, Charles  
**Subject:** San Remo

Good morning,

I am forwarding this to you on the behalf of Director Fernandez. Will you please provide a follow up email to

myself and the Director for his review? (Please see below)

Thank you  
Cindy

*Cindy Dorrel  
Special Projects Assistant  
City Manager's Office  
405 Biltmore Way  
Coral Gables, FL 33134  
305-460-5224*

<image001.png>

---

**From:** Fernandez, Frank  
**Sent:** Thursday, February 04, 2016 7:20 AM  
**To:** Dorrel, Cindy  
**Cc:** Swanson-Rivenbark, Cathy  
**Subject:** Fwd:

Mrs. Dorrel

Please forward to code enforcement for follow up and ask them to provide you with a follow up email for my review. Thank you.

Frank G. Fernandez

Director of Public Safety  
Assistant City Manager  
Coral Gables Police and Fire/Rescue

Begin forwarded message:

**From:** Doc\_mom In305  
<[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Date:** February 3, 2016 at 8:56:07 PM EST  
**To:** <[aaguila@coralgables.com](mailto:aaguila@coralgables.com)>, <[jacevedo@coralgables.com](mailto:jacevedo@coralgables.com)>, <[bbaena@coralgables.com](mailto:bbaena@coralgables.com)>, <[acachinero@coralgables.com](mailto:acachinero@coralgables.com)>, <[mdelarosa@coralgables.com](mailto:mdelarosa@coralgables.com)>, <[ffernandez@coralgables.com](mailto:ffernandez@coralgables.com)>, <[cramos@coralgables.com](mailto:cramos@coralgables.com)>  
**Subject:** Fwd:

I wanted to include additional parties on this email to ensure it reaches

someone who can help us. Please see below

I also want to add, that we are Very concerned. The building recently has been marked with red spray paint all over, over three weeks ago and parts of the concrete are be smashed out.

But no work has been completed? The assumption we made, is that they are making it seem like all this construction plans are to be taken to satisfy the suggestion this work will be performed but it has not set full motion.

Our family are natives to the area and very actively involved in the community. We really are not sure who to ask for help from. The building association President does not seem to have a grip on things.

Thank you for your time.

Sent from my iPhone

Begin forwarded message:

**From:** Doc\_mom  
In305  
<[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Date:** February 3,  
2016 at 8:43:58 PM  
EST  
**To:**  
[mlopez@coralgables.com](mailto:mlopez@coralgables.com),  
[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)

Hello we noticed that building  
1515 San Remo  
Avenue Coral Gables,  
FL 33146, received a  
notice on Sunday  
evening that the  
building did not pass

their inspection. My daughter is at this building and we are concerned about the roof cracking, leaking water in to electrical fixtures inside the units and outside.

Only because someone called the fire department after suspicion gas leak Oder, did the building get sited my Miami Dade police for having a front entrance electrical outlet have dripping water in to a live fixture.

We have emailed the property owner president Ketty Urbride since November of 2015. The building supposedly was sold to a buyer last week and the property owner communicated to the owners of the units that the building Passed the inspection.

The property management also has allowed a pure bread pit bull to reside in a unit, advising us it wasn't her problem and has violated tenants privacy clauses on the leasing applications.

We are concerned of whom to contact to report these ignored issues to.

Please advise.

Best,  
Dr. Vazquez

Sent from my iPhone

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## Garcia, Belkys

---

**From:** Quintana, Amparo  
**Sent:** Thursday, February 11, 2016 8:31 AM  
**To:** 'Ketty M. Urbay'; alp@alp-law.com; jalfonso@clearskymanagement.com  
**Cc:** Ashley Bjork; Garcia, Belkys; Goizueta, Virginia; Ortiz, William; Lisette San Pedro  
**Subject:** RE: 1515 San Remo Avenue

Good morning,

The roof was cited for being dirty, it needs to be cleaned and/or painted (with permits).

---

**From:** Ketty M. Urbay [mailto:kurbay@clearskymanagement.com]  
**Sent:** Thursday, February 11, 2016 8:30 AM  
**To:** alp@alp-law.com; jalfonso@clearskymanagement.com  
**Cc:** Ashley Bjork; Garcia, Belkys; Goizueta, Virginia; Quintana, Amparo; Ortiz, William; Lisette San Pedro  
**Subject:** RE: 1515 San Remo Avenue

Dear Ms. Quintana,

I believe the roof area mentioned in your notice is referencing the drywall ceiling at the entrance of the building by the mailbox area.

A leaking toilet from a unit above was the cause of the water intrusion and once the source was recently found by a licensed plumber the unit owner was advised that is repairing the toilet with her own plumber.

We obtained proposals for the Assoc. for the drywall repair and painting of that area and the repairs are being scheduled and should be completed by next week. Ms. San Pedro from our team is overseeing its scheduling and completion and will send you an email to confirm once it is done.

Thank you,

*""The question isn't who's going to let me; it's who is going to stop me." ~ Ayn Rand*

**Ketty M. Urbay, President**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 4**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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----- Original Message -----

Subject: Re: 1515 San Remo Avenue

From: "[alp@alp-law.com](mailto:alp@alp-law.com)" <[alp@alp-law.com](mailto:alp@alp-law.com)>

Date: Wed, February 10, 2016 10:32 am

To: "[jalfonso@clearskymanagement.com](mailto:jalfonso@clearskymanagement.com)" <[jalfonso@clearskymanagement.com](mailto:jalfonso@clearskymanagement.com)>, "

"Ketty Urbay" <[kurbay@clearskymanagement.com](mailto:kurbay@clearskymanagement.com)>

Cc: Ashley Bjork <[abjork@clearskymanagement.com](mailto:abjork@clearskymanagement.com)>, "

"[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)" <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>, Virginia Goizueta

<[vgoizueta@coralgables.com](mailto:vgoizueta@coralgables.com)>, Amparo Quintana

<[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>, William Ortiz <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>

Dear Mr. Alfonso and Ms. Urbay:

Please find attached a notice of violation warning. Please work with Ofc. Quintana to correct the violations.

Thank you.

Very truly yours,

Alexander L. Palenzuela  
Law Offices of Alexander L. Palenzuela, P.A.  
1200 Brickell Avenue, Suite 1440  
Miami, FL 33131-3205  
main (305) 375-9510, ext. 303  
direct +1 (305) 417-9007  
fax (305) 375-9511  
[alp@alp-law.com](mailto:alp@alp-law.com)  
[www.alp-law.com](http://www.alp-law.com)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

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---

From: "[jalfonso@clearskymanagement.com](mailto:jalfonso@clearskymanagement.com)" <[jalfonso@clearskymanagement.com](mailto:jalfonso@clearskymanagement.com)>

Date: Thursday, February 4, 2016 at 5:21 PM

To: Belkys Garcia <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)>

Cc: Alexander Palenzuela <[alp@alp-law.com](mailto:alp@alp-law.com)>, Ashley Bjork <[abjork@clearskymanagement.com](mailto:abjork@clearskymanagement.com)>

Subject: 1515 San Remo Avenue

Good afternoon Ms. Garcia,

I am the property manager for Villa San Remo Condominium. Please see attached notice of non-compliance that was received at the property. This was sent because the due date, that was set for January 28, passed. I wanted to reach out and request for this property to be placed on the hearing agenda for March, so that we may address the Board.

At last month's Board hearing, I addressed the Board with Mr. Jose Toledo of U.S. Structures, who is the structural engineer who has been guiding Pro-Max on this project. He stated that the building was in safe conditions, and that Pro-Max had begun the structural repairs that were needed. Even though we were not on the agenda, this was an important update that we felt the Board should hear.

As an update, I have spoken to Pro-Max Restoration and Paint, which is the company currently performing the repair work. They have been working at a very quick pace, and expect to finish the structural repairs completely within the next business week. This of course is an estimate, and does not take into account weather delays or other unforeseen circumstances.

While I am confident that these repairs and subsequent final permits will be completed prior to the hearing, I wanted to make sure that this property was placed on the agenda for March, just in case.

Thank you for your attention and consideration,

*"What you do today can improve all your tomorrows." ~Ralph Marston*

**Jose M. Alfonso, LCAM Property Manager**  
**Clear Sky Property Management**  
*Leading Community Associations through the Storms*  
**direct (305) 356-7414, ext. 3**  
**fax (800) 786-3170**  
**2929 SW 3 Avenue #330**  
**Miami, Florida 33129**

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## Garcia, Belkys

---

**From:** Salgado, Luis (ASD) <salgado@miamidade.gov>  
**Sent:** Tuesday, February 09, 2016 4:41 PM  
**To:** Quintana, Amparo  
**Cc:** Ortiz, William; Kattou, Michael  
**Subject:** RE: 1515 San Remo Avenue

Thank you for contacting Miami Dade County Animal Services with your concerns Service Request (16-10052554) has been opened; you can follow up on the results of our investigation by calling 311 .

Luis Salgado  
Miami Dade County Animal Services  
7401 NW 74 St  
Miami, FL. 33166  
Office (305) 418-7162  
Fax (305) 805-1807  
[salgado@miamidade.gov](mailto:salgado@miamidade.gov)  
[www.miamidade.gov/animals](http://www.miamidade.gov/animals)  
"Delivering Excellence Every Day"  
Connect With Us [Twitter](#) | [Facebook](#) | [Instagram](#)

Miami-Dade County is a public entity subject to Chapter 119 of Florida State Statutes regarding public records. E-mail messages are covered under such laws and thus are subject to disclosure

-----Original Message-----

**From:** Quintana, Amparo [mailto:[aquintana@coralgables.com](mailto:aquintana@coralgables.com)]  
**Sent:** Monday, February 08, 2016 8:41 AM  
**To:** Salgado, Luis (ASD) <salgado@miamidade.gov>  
**Cc:** Ortiz, William <[wortiz@coralgables.com](mailto:wortiz@coralgables.com)>; Kattou, Michael <[Mkattou@coralgables.com](mailto:Mkattou@coralgables.com)>  
**Subject:** FW: 1515 San Remo Avenue

Good morning,

I found your contact information online, please see email below that states there is a pit-bull residing at 1515 San Remo unit F1.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, Fl 33134  
Phone #: 305-569-1806  
Fax #: 305-460-5348

-----Original Message-----

From: Garcia, Belkys  
Sent: Monday, February 08, 2016 7:54 AM  
To: Ortiz, William; Quintana, Amparo  
Cc: Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com; Doc\_mom In305 (docmom305@gmail.com)  
Subject: FW: 1515 San Remo Avenue

Good morning,

Please read email below regarding the Subject address (unit F1). They would like to remain anonymous on the matter.

Thank you,

Belkys Garcia  
City of Coral Gables  
Development Services Department  
405 Biltmore Way, 3rd Floor  
Coral Gables, Florida 33134  
Office: (305) 460-5229

-----Original Message-----

From: Doc\_mom In305 [mailto:docmom305@gmail.com]  
Sent: Sunday, February 07, 2016 8:22 PM  
To: Garcia, Belkys  
Cc: Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris; alp@alp-law.com  
Subject: Re: 1515 San Remo Avenue

Thank you  
My family would like to remain anonymous please.

Since we complained they have sent a roof contractor to her unit who came and inspected Friday and the landlord handyman is coming next week.

The unit with the pit bull is F1, we think.

Thank you

Sent from my iPhone

> On Feb 5, 2016, at 1:37 PM, Garcia, Belkys <[bgarcia@coralgables.com](mailto:bgarcia@coralgables.com)> wrote:

>

> Good afternoon,

>

> Please know your concerns have been forwarded to the Code Enforcement Division for follow-up. Additionally, the concerns will also be addressed at the March 14, 2016 Construction Regulation Board meeting as this property has an open Case due to a non-compliant 40-Year Recertification Report.

>

>

> Thank you,

>

> Belkys Garcia  
> City of Coral Gables  
> Development Services Department  
> 405 Biltmore Way, 3rd Floor  
> Coral Gables, Florida 33134  
> Office: (305) 460-5229

>  
>  
> -----Original Message-----  
> From: Doc\_mom In305 [mailto:docmom305@gmail.com]  
> Sent: Wednesday, February 03, 2016 8:44 PM  
> To: Lopez, Manuel; Garcia, Belkys  
> Subject:

> Hello we noticed that building 1515 San Remo Avenue Coral Gables, FL 33146, received a notice on Sunday evening that the building did not pass their inspection. My daughter is at this building and we are concerned about the roof cracking, leaking water in to electrical fixtures inside the units and outside.

> Only because someone called the fire department after suspicion gas leak Oder, did the building get sited my Miami Dade police for having a front entrance electrical outlet have dripping water in to a live fixture.

> We have emailed the property owner president Ketty Urbride since November of 2015. The building supposedly was sold to a buyer last week and the property owner communicated to the owners of the units that the building Passed the inspection.

> The property management also has allowed a pure bread pit bull to reside in a unit, advising us it wasn't her problem and has violated tenants privacy clauses on the leasing applications.

> We are concerned of whom to contact to report these ignored issues to.

> Please advise.

> Best,  
> Dr. Vazquez

> Sent from my iPhone

> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

## Garcia, Belkys

---

**From:** Figueroa, Yaneris  
**Sent:** Monday, February 08, 2016 10:44 AM  
**To:** 'Doc\_mom In305'  
**Cc:** Garcia, Belkys; Ortiz, William; Quintana, Amparo; Goizueta, Virginia; alp@alp-law.com; Ramos, Miriam  
**Subject:** RE: 1515 San Remo Avenue

Good Morning,

I apologize for any confusion. The City always maintains a record of the complaint, so the complaint itself is never anonymous, rather, when using the Code Enforcement Hotline that I referenced in my earlier email, the complainant would remain anonymous because no identifying information would be requested or submitted to the City. In response to a public records request, the City would produce that a complaint was made, but not who made the complaint, as that information was never made available to the City. Alternatively, if you submit your identifying information to the City, that information is now subject to disclosure under the public records laws.

By virtue of sending an email the identifying information of the complainant is submitted to the City and is, therefore, a public record. Under the Florida Public Record Laws, once an email is received by the City, it is considered a public record, subject to disclosure as part of a public records request. Under the law, there are only certain exemptions available to municipalities that can be used to maintain a record or portions of a record confidential; for example, if a record contains a social security number or the home address of a police officer, among others, then the record would be redacted to remove that information. In the case of your emails to the City, there may be no such exemptions that would allow the City to withhold the record and, as such, maintain your anonymity.

At this time, I am not aware if the City has received any public records request for this information; however, if, for example, a public records request is made by someone requesting complaints issued to the Unsafe Structures/Construction Regulation Board, then your email would be responsive and the City would be required to release it to the person requesting such records.

Please feel free to contact me if you have any questions or concerns. My direct line is listed below.

Best Regards,  
Yaneris Figueroa  
Assistant City Attorney for the City of Coral Gables  
405 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134  
Office: (305) 722-8625  
Fax: (305) 476-7795

-----Original Message-----

From: Doc\_mom In305 [mailto:docmom305@gmail.com]  
Sent: Monday, February 08, 2016 8:38 AM  
To: Figueroa, Yaneris  
Cc: Garcia, Belkys; Ortiz, William; Quintana, Amparo; Goizueta, Virginia; alp@alp-law.com  
Subject: Re: 1515 San Remo Avenue

Thank you for your email, however it was confusing.  
What circumstances would make the complaints anonymous or not?  
And we only want to be anonymous for the pit bull situation Thanks

Sent from my iPhone

> On Feb 8, 2016, at 8:11 AM, Figueroa, Yaneris <yfigueroa@coralgables.com> wrote:

>

> Thank you, Belkys.

>

> With respect to the anonymous request, please keep in mind that under the public records laws, the City may be required to release email(s) submitted to it with respect to code violations. Accordingly, we may be unable to withhold the below email in response to a public records request (assuming such request is made; I know of none at this time).

>

> Code enforcement has an anonymous hotline/phone number which can be utilized for individuals wishing to remain anonymous, which is most likely to preserve such anonymity.

>

> Please feel free to give me a call if you have any questions.

>

> Thanks!

>

> Sent from my iPhone

>

>> On Feb 8, 2016, at 7:54 AM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>

>> Please read email below regarding the Subject address (unit F1). They would like to remain anonymous on the matter.

>>

>>

>> Thank you,

>>

>> Belkys Garcia

>> City of Coral Gables

>> Development Services Department

>> 405 Biltmore Way, 3rd Floor

>> Coral Gables, Florida 33134

>> Office: (305) 460-5229

>>

>>

>> -----Original Message-----

>> From: Doc\_mom In305 [mailto:docmom305@gmail.com]

>> Sent: Sunday, February 07, 2016 8:22 PM

>> To: Garcia, Belkys

>> Cc: Lopez, Manuel; Goizueta, Virginia; Figueroa, Yaneris;

>> alp@alp-law.com

>> Subject: Re: 1515 San Remo Avenue

>>

>> Thank you

>> My family would like to remain anonymous please.

>>

>> Since we complained they have sent a roof contractor to her unit who came and inspected Friday and the landlord handyman is coming next week.

>>

>> The unit with the pit bull is F1, we think.

>>

>> Thank you

>>

>> Sent from my iPhone

>>

>>

>>

>>> On Feb 5, 2016, at 1:37 PM, Garcia, Belkys <bgarcia@coralgables.com> wrote:

>>>

>>> Good afternoon,

>>>

>>> Please know your concerns have been forwarded to the Code Enforcement Division for follow-up. Additionally, the concerns will also be addressed at the March 14, 2016 Construction Regulation Board meeting as this property has an open Case due to a non-compliant 40-Year Recertification Report.

>>>

>>>

>>> Thank you,

>>>

>>> Belkys Garcia

>>> City of Coral Gables

>>> Development Services Department

>>> 405 Biltmore Way, 3rd Floor

>>> Coral Gables, Florida 33134

>>> Office: (305) 460-5229

>>>

>>>

>>> -----Original Message-----

>>> From: Doc\_mom In305 [mailto:docmom305@gmail.com]

>>> Sent: Wednesday, February 03, 2016 8:44 PM

>>> To: Lopez, Manuel; Garcia, Belkys

>>> Subject:

>>>

>>> Hello we noticed that building 1515 San Remo Avenue Coral Gables, FL 33146, received a notice on Sunday evening that the building did not pass their inspection. My daughter is at this building and we are concerned about the roof cracking, leaking water in to electrical fixtures inside the units and outside.

>>>

>>> Only because someone called the fire department after suspicion gas leak Oder, did the building get sited my Miami Dade police for having a front entrance electrical outlet have dripping water in to a live fixture.

>>>

>>> We have emailed the property owner president Ketty Urbride since November of 2015. The building supposedly was sold to a buyer last week and the property owner communicated to the owners of the units that the building Passed the inspection.

>>>

>>> The property management also has allowed a pure bread pit bull to reside in a unit, advising us it wasn't her problem and has violated tenants privacy clauses on the leasing applications.

>>>

>>> We are concerned of whom to contact to report these ignored issues to.

>>>

>>> Please advise.

>>>

>>> Best,

>>> Dr. Vazquez

>>>

>>> Sent from my iPhone

>>> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

> Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

## Garcia, Belkys

---

**From:** Quintana, Amparo  
**Sent:** Friday, February 05, 2016 3:34 PM  
**To:** Ortiz, William; Kattou, Michael  
**Cc:** Goizueta, Virginia; Garcia, Belkys  
**Subject:** FW: San Remo  
**Attachments:** IMG\_4380.JPG; IMG\_4381.JPG; IMG\_4382.JPG; IMG\_4385.JPG; IMG\_4386.JPG; IMG\_4390.JPG; IMG\_4391.JPG; IMG\_4392.JPG; IMG\_4393.JPG; IMG\_4395.JPG; IMG\_4403.JPG; IMG\_4404.JPG; IMG\_4405.JPG; IMG\_4408.JPG

William,

Please see email below, I received this from the complainant late last night.

Michael and myself when out to the property earlier today and took some pictures. (please see attached). The property has permit number BL-15-11-5317 for STRUCTURAL CONCRETE REPAIRS worth \$71,280. As far as the roof, we found a worker that was exiting the building, he did advise he was doing minor roof work but we did not have access into the building to view the work, so we cannot determine if the amount of work requires a permit or not. The last complaints received were for a pit bull in unit E1 and the second was for , water leaking into electrical fixtures inside the units and outside. Since we were not able to access the building we only saw one area on the ceiling towards the entrance, see picture 4380 and 4381. We also observed that the roof is dirty and the parking lot might have been restriped without a permit, paint looks new and no permits are in EDEN. I will continue to do some research on this matter. I have copied Virginia and Belkys to this email as well.

Thank you.

Amparo C. Quintana  
Code Enforcement Officer  
427 Biltmore Way, Ste.100  
Coral Gables, FL 33134  
Phone #: 305-569-1806  
Fax #: 305-460-5348

**From:** Jenny Jennifer [mailto:jennyjennifer81@gmail.com]  
**Sent:** Thursday, February 04, 2016 8:39 PM  
**To:** Quintana, Amparo  
**Subject:** Re: San Remo

Good evening Amparo-  
I was thinking that I want to remain anonymous if you still want to come tomorrow and inspect the roof and building go ahead. but I am not comfortable being the one to show you around. after pursuing them today my landlord FINALLY was able to convince them to get their contractor out tomorrow morning to access the leaking roof and he is tentatively coming anytime between 8am and 11 am or 4:30 pm.

Sorry for any inconvenience/ there is especially a building maintenance guy that will be around until 12 noon he is very nosey and problem seeking I do not want to draw any negative attention to myself. If you want to call me my number is: 305-934-5044



Again thank you so much! My mom worries about me a lot. She is so awesome to have reached out to all of you. I know. I just do not want any problems here.

Jenny

On Thu, Feb 4, 2016 at 4:15 PM, <jennyjennifer81@gmail.com> wrote:  
Where should I meet you  
There is going to be a building cleaning guy around and he is very nosey

Sent from my iPhone

On Feb 4, 2016, at 3:58 PM, Quintana, Amparo <aquintana@coralgables.com> wrote:

Yes 10:00am is perfect we will be there.

Thank you.

---

**From:** jennyjennifer81@gmail.com [mailto:jennyjennifer81@gmail.com]  
**Sent:** Thursday, February 04, 2016 3:57 PM  
**To:** Quintana, Amparo  
**Subject:** Re: San Remo

I took my morning off

So 10 am okay???

Sent from my iPhone

On Feb 4, 2016, at 3:40 PM, Quintana, Amparo <aquintana@coralgables.com> wrote:

I will speak to my supervisor and advise you before 4.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: [jennyjennifer81@gmail.com](mailto:jennyjennifer81@gmail.com)  
Date: 02/04/2016 2:14 PM (GMT-05:00)  
To: "Quintana, Amparo" <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
Cc: Doc\_mom In305 <[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
Subject: Re: San Remo

Yes tomorrow is okay. Any possibility it can be earlier? Thank you

Sent from my iPhone

On Feb 4, 2016, at 1:59 PM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

Good afternoon,

Is it possible for my Supervisor and I to meet you out there tomorrow morning after 10am? Please advise.

Thank you.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: [jennyjennifer81@gmail.com](mailto:jennyjennifer81@gmail.com)  
Date: 02/04/2016 12:22 PM (GMT-05:00)  
To: "Quintana, Amparo" <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
Cc: Doc\_mom In305 <[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
Subject: Re: San Remo

Good afternoon,

Thank you for responding to us so fast.

I get home at 4:30 pm, I'm not sure if that's too late for you? But if you tell me some times for tomorrow I can arrange to meet you at the building.

I'll provide the apartment number to the unit with pit bull I think it is E1 but I need to double check.

For SURE you can go on the roof and find major problems I can tell you where the area is on the roof that is bad. And I can also speak to you on the phone too to discuss. The address is 1515 San Remo Avenue coral gables

There is roof damage on the third floor roof centering over apartment C 7.

They have been ignoring our emails including my landlord. It seems that they are avoiding taking care of.

Also when my mom and I texted messaged the presidents assistant that texted us in November about this the assistant got confused who the text was from and wrote to us thinking she was writing to her boss stating that we were annoying, and not well. When we asked if she knew who she was messaging there was no response and then the next day we got an email from the President Ketty Urbride saying that they apologized for the error etc etc. (we currently have been seeking legal direction regarding this), in the mean time, I just renewed my lease, because my landlord seems very cooperative it's the association violating and ignoring and its seems suspicious since the association is responsible for roof repairs the building is about to be or was just signed by a new owner.

My number is 305-934-5044

Thank you so much,

Jenny

Sent from my iPhone

On Feb 4, 2016, at 12:11 PM, Doc\_mom In305  
<[docmom305@gmail.com](mailto:docmom305@gmail.com)> wrote:

Jen-

Please see the emails below and respond please so  
they can help you

Love,

Mom

Sent from my iPhone

Begin forwarded message:

**From:** "Quintana, Amparo"  
<[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Date:** February 4, 2016 at 11:09:39  
AM EST  
**To:** "'[docmom305@gmail.com](mailto:docmom305@gmail.com)'"  
<[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Subject:** FW: San Remo

Good morning,

Can you provide me with your phone  
number so we can further discuss the  
property's violations in detail and also  
can we meet out there sometime  
today? would you also be able to  
provide me with the unit number that  
has the pit bull?

---

**From:** Ortiz, William  
**Sent:** Thursday, February 04, 2016  
10:27 AM  
**To:** Quintana, Amparo  
**Cc:** Wu, Charles; Kattou, Michael  
**Subject:** RE: San Remo

Hi Ampy:

Please see below. Please follow up today and let me know.

Thanks.

---

**From:** Dorrel, Cindy  
**Sent:** Thursday, February 04, 2016  
9:43 AM  
**To:** Ortiz, William  
**Cc:** Wu, Charles  
**Subject:** San Remo

Good morning,

I am forwarding this to you on the behalf of Director Fernandez. Will you please provide a follow up email to myself and the Director for his review? (Please see below)

Thank you

Cindy

*Cindy Dorrel*

*Special Projects Assistant*

*City Manager's Office*

*405 Biltmore Way*

*Coral Gables, FL 33134*

*305-460-5224*

<image001.png>

---

**From:** Fernandez, Frank  
**Sent:** Thursday, February 04, 2016  
7:20 AM  
**To:** Dorrel, Cindy  
**Cc:** Swanson-Rivenbark, Cathy  
**Subject:** Fwd:

Mrs. Dorrel

Please forward to code enforcement  
for follow up and ask them to  
provide you with a follow up email  
for my review. Thank you.

Frank G. Fernandez

Director of Public Safety

Assistant City Manager

Coral Gables Police and Fire/Rescue

Begin forwarded message:

**From:** Doc\_mom  
ln305  
<[docmom305@gmail.com](mailto:docmom305@gmail.com)>  
**Date:** February 3,  
2016 at 8:56:07 PM  
EST  
**To:**  
<[aaguila@coralgables.com](mailto:aaguila@coralgables.com)>,  
<[jacevedo@coralgables.com](mailto:jacevedo@coralgables.com)>,  
<[bbaena@coralgables.com](mailto:bbaena@coralgables.com)>,

<acachinero@coralgables.com>,  
<mdelarosa@coralgables.com>,  
<ffernandez@coralgables.com>,  
<cramos@coralgables.com>

**Subject: Fwd:**

I wanted to include additional parties on this email to ensure it reaches someone who can help us. Please see below

I also want to add, that we are Very concerned. The building recently has been marked with red spray paint all over, over three weeks ago and parts of the concrete are be smashed out.

But no work has been completed?

The assumption we made, is that they are making it seem like all this construction plans are to be taken to satisfy the suggestion this work will be performed but it has not set full motion.

Our family are natives to the area and very actively involved in

the community. We really are not sure who to ask for help from. The building association President does not seem to have a grip on things.

Thank you for your time.

Sent from my iPhone

Begin forwarded message:

**From:**

Doc\_m  
om

In305

<[docm](mailto:docm305@gmail.com)

[om305](mailto:docm305@gmail.com)

[@gmail](mailto:docm305@gmail.com)

[.com](mailto:docm305@gmail.com)>

**Date:**

Februa

ry 3,

2016 at

8:43:5

8 PM

EST

**To:**

[mlopez](mailto:mlopez@coralgables.com)

[@coral](mailto:mlopez@coralgables.com)

[gables.](mailto:mlopez@coralgables.com)

[com,](mailto:mlopez@coralgables.com)

[bgarcia](mailto:bgarcia@coralgables.com)

[@coral](mailto:bgarcia@coralgables.com)

[gables.](mailto:bgarcia@coralgables.com)

[com](mailto:bgarcia@coralgables.com)

Hello

we

noticed

that

buildin

g

1515



San  
Remo  
Avenue  
Coral  
Gables  
, FL  
33146,  
received a  
notice  
on  
Sunday  
evening  
that  
the  
building  
did  
not  
pass  
their  
inspection.  
My  
daughter is at  
this  
building  
and  
we are  
concerned  
about  
the  
roof  
cracking,  
leaking  
water  
into  
electrical  
fixtures  
inside  
the  
units  
and  
outside  
.

Only

because  
someone  
called  
the fire  
department  
after  
suspicion  
on gas  
leak  
Oder,  
did the  
building  
get  
sited  
my  
Miami  
Dade  
police  
for  
having  
a front  
entrance  
electrical  
outlet  
have  
dripping  
water  
in to a  
live  
fixture.

We  
have  
emailed  
the  
property  
owner  
president  
Ketty  
Urbride  
since  
November  
of  
2015.

The building supposedly was sold to a buyer last week and the property owner communicated to the owners of the units that the building g Passed the inspection.

The property management also has allowed a pure breed pit bull to reside in a unit, advising us it wasn't her problem and has

violate  
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clauses  
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We are  
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report  
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issues  
to.

Please  
advise.

Best,  
Dr.  
Vazqu  
ez

Sent  
from  
my  
iPhone

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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