

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
fax (305) 375-9511
alp@alp-law.com
www.alp-law.com

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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,

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.
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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



Tab Groups
Toolbox

Permit-type: 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:



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	eI023	ELECTRICAL ROUGH	10/02/2015 12:00:00 AM	<input checked="" type="checkbox"/> apvd
+	4	eI179 ... FINAL ELECTRICAL		<input type="checkbox"/>

STRUCTURAL REPAIRS PERMIT



Permit type: **b165** | GENERAL REPAIRS | Permit #: BL-15-11-5317
 Address: 1515 SAN REMO AVE | Apt/Suite: COMMON AREAS
 City: CORAL GABLES | State: FL | Zip: 33146

Permit Information
 Master permit: | Routing queue: b1201 | Applied: 11/09/2015
 Project: | Status: issued | Approved: 11/12/2015
 Description: *** SPECIAL INSPECTOR - (E.O.R.) JOSE A. TOLEDO P.E. *** STRUCTURAL CONCRETE REPAIRS \$71,280 | Issued: 11/13/2015
 Submitted: | Clock: Running | Days: 7 | Expires: 05/11/2016
 Submitted via: |

Owner
 Last name: VILLA SAN REMO CONDOM | First name: | Address: 2929 SW 3 AVE 412 MIAMI FL 33129
 Phone: () -

Applicant
 Owner is applicant? | Contractor is applicant?
 Last name: PRO MAX RESTORATION & | First name: | Address: 12355 SW 129 CT 8 MIAMI FL 33186
 Phone: (305) 253-7900 | Cust #: 017552 |
 Email:

Lender
 Last name: | First name: | Address:
 Phone: () -

NO NOTICE OF COMMENCEMENT SUBMITTED. NO INSPECTIONS PERFORMED



Tab Groups
Toolbox

Permit #	BL-15-11-5317	Address	1515 SAN REMO AVE COMMON AREAS	
Permit type	GENERAL REPAIRS			
Group	Action Code	Action Description	Completion Date	Complete Code
1	PLAN REVIEW	Routed		
2	PLAN PROCESSING	Routed		
3	CASHIER	Routed		
4	NOTICE OF COMMENCEMENT	Pending		
4	ppnoc	NOTICE OF COMMENCEMENT		<input type="checkbox"/>
5	PUBLIC SERVICE PLAN REVIEW	Routed		
-	INSPECTION			
6	b1084	FINAL STRUCTURAL		<input type="checkbox"/>
6	b1specinsp	STATEMENT OF INSPECTION - SPECIAL INS		<input type="checkbox"/>

RECERTIFICATION REPORT REJECTED IN JANUARY 2015

Permits

File Edit Record Navigate Form Reports Format Tab Grid Help

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

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

Permit #: RC-15-01-0843 Address: 1515 SAN REMO AVE
 COMMON AREAS
 Permit type: BUILDING RE CERTIFICATION

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			

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, Yanneris
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
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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
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Leading Community Associations through the Storms
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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>

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
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From: Alexander Palenzuela <alp@alp-law.com>
Date: Friday, October 16, 2015 at 3:06 PM
To: "Ketty M. Urbay" <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.
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Garcia, Belkys

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 14th 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 1926-2016

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*



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>]
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
Date: 02/04/2016 2:14 PM (GMT-05:00)
To: "Quintana, Amparo" <aquintana@coralgables.com>
Cc: Doc_mom In305 <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> 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

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

To: "Quintana, Amparo" <aquintana@coralgables.com>

Cc: Doc_mom In305 <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> 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>
Date: February 4, 2016 at 11:09:39 AM EST
To: "'docmom305@gmail.com'"
<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>
Date: February 3, 2016 at 8:56:07 PM EST
To: <aaguila@coralgables.com>, <jacevedo@coralgables.com>, <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_mom
In305
<docmom305@gmail.com>
Date: February 3,
2016 at 8:43:58 PM
EST
To:
mlopez@coralgables.com,
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

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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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: 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

This e-mail transmission may contain information that is proprietary, privileged and/or confidential and is intended exclusively for the person(s) to whom it is addressed. Any use, copying, retention or disclosure by any person other than the intended recipient or the intended recipient's designees is strictly prohibited. If you are not the intended recipient or their designee, please notify the sender immediately by return e-mail and delete all copies.

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

Subject: Re: 1515 San Remo Avenue

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

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

To: "jalfonso@clearskymanagement.com" <jalfonso@clearskymanagement.com> ,

"Ketty Urbay" <kurbay@clearskymanagement.com>

Cc: Ashley Bjork <abjork@clearskymanagement.com> ,

"bgarcia@coralgables.com" <bgarcia@coralgables.com> , Virginia Goizueta

<vgoizueta@coralgables.com> , Amparo Quintana

<aquintana@coralgables.com> , William Ortiz <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
www.alp-law.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone, at (305) 375-9510, ext. 303, or by return e-mail and delete this message, along with any reply and attachments.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

From: "jalfonso@clearskymanagement.com" <jalfonso@clearskymanagement.com>

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

To: Belkys Garcia <bgarcia@coralgables.com>

Cc: Alexander Palenzuela <alp@alp-law.com> , Ashley Bjork <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
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]
Sent: Monday, February 08, 2016 8:41 AM
To: Salgado, Luis (ASD) <salgado@miamidade.gov>
Cc: Ortiz, William <wortiz@coralgables.com>; Kattou, Michael <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> 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.

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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 breed 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, FI 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
Date: 02/04/2016 2:14 PM (GMT-05:00)
To: "Quintana, Amparo" <aquintana@coralgables.com>
Cc: Doc_mom In305 <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> 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
Date: 02/04/2016 12:22 PM (GMT-05:00)
To: "Quintana, Amparo" <aquintana@coralgables.com>
Cc: Doc_mom In305 <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> 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>
Date: February 4, 2016 at 11:09:39
AM EST
To: "'docmom305@gmail.com'"
<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>
Date: February 3,
2016 at 8:56:07 PM
EST
To:
<aaguila@coralgables.com>,
<jacevedo@coralgables.com>,
<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
<docm305@gmail.com>

Date:

Februa
ry 3,
2016 at
8:43:5
8 PM
EST

To:

mlopez@coralgables.com,
bgarcia@coralgables.com

Hello
we
noticed
that
buildin
g
1515

San
Remo
Avenu
e Coral
Gables
, FL
33146,
receive
d a
notice
on
Sunday
evenin
g that
the
buildin
g did
not
pass
their
inspect
ion.
My
daught
er is at
this
buildin
g and
we are
concer
ned
about
the
roof
crackin
g,
leaking
water
in to
electric
al
fixturu
s
inside
the
units
and
outside
.

Only

because
someone
called
the fire
department
after
suspicion
of 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
d
tenants
privacy
clauses
on the
leasing
applica
tions.

We are
concer
ned of
whom
to
contact
to
report
these
ignore
d
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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