

Delkus Towers Condominium Association, Inc.

EMERGENCY PREPAREDNESS PLAN

**6725 Harding Avenue, Office
Miami Beach, Florida 33141**

Telephone: 305-519-4253

E-mail: c.kremen2020@gmail.com * Delkus6725@gmail.com

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Delkus Towers Condominium Association, Inc.
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SECTION 1
About Our Building

Building Name: Delkus Towers Condominium
Building Address: 6725 Harding Avenue, Office
Miami Beach, Florida 33141

Lead Contacts

1. Carina Kremen, CAM 305-519-4253 Cell
2300 N.E. 211 Street, Miami, Florida 33180
P.O. Box 2424, Hallandale, Florida 33008
2. Peter Manis, Director, Unit 603
3. José Talavera, Director, Unit 202

General Information

Number of Floors: 6
Number of Units: 32
Number of Units per Floor:
First Floor: No Units, Lobby, Laundry Room Recreation room, closets and garage
Floors 2-5: 28 units - 7 Units per Floor
Floor 6: 4 units

Is Building closed or Open Corridor? Open Corridors Floors 2-6

Stairwells – Closed stairways

- How Many? 2
- Location? One on north side and one on the South side of the Building
- Clearly Marked? Yes

Elevators

- One located in the first-floor Lobby

Other safety Features

- Fire Pump Fire Hoses ??

Fire Company Information:

G & R Electric Corp. (Gonzalo)
4450 East 10 Court
Hialeah, FL 33013
TEL: 305-558-0217
grelectriccorp@gmail.com

Delkus Towers Condominium Association, Inc.
EMERGENCY PREPAREDNESS PLAN

Chi Alarms (Rene or Jose Chi or Irma)
14070 NW 82 Avenue
Miami Lakes, FL 33016
TEL: 305-827-2856 Day * 800-413-5244 24-Hr emergency
jchi@chialarms.com * elisabel.martinez@chialarms.com

DiversiFire Systems Inc. (Petr or Stafani)
13830 NW 19th Ave,
Opa Locka, FL 33054-4218
TEL: 305-681-3216
service@diversifire.net * stefani@diversifire.net

SECTION 2
Before, During and After a Storm

BEFORE

Steps to prepare building

Please complete the following preparations to secure your property as soon as possible:

- Outdoor Areas & Balconies: Bring inside all signs, tables, garbage cans, plants, furniture, umbrellas, and loose structures.
Balconies must be cleared. Residents are responsible for hiring someone to secure their unit.
- Windows & Doors: Board up windows and glass doors. Do not tape them and ensure none are left ajar.
- Electronics & Appliances: Unplug Monitors and computers.
- Interior Preparation: Move furniture and electronics away from windows, cover them with plastic, and close all curtains, blinds, and shutters.
- Utilities: Turn off gas appliances at the inside shut-off valve and shut off the main water and electricity.
- Pool: Add extra chlorine, turn off electricity to pool equipment, & cover the pump.

1. Janitorial Services
A & Y Cleaning Services Corp.
934 Johnson Street
Hollywood, FL 33019
TEL: 954-442-1007
info@aycleaningservices.com

2. Tree trimming and Lawn Service
Raul Guillen
5320 SW 114 Court
Miami, FL 33165

Delkus Towers Condominium Association, Inc.
EMERGENCY PREPAREDNESS PLAN

Edgardo Aguilera Landscaping
15190 NE 13 AVE,
NORTH MIAMI BEACH, FL 33162,
TEL: 305-469-6194

3. Electrical Services

G & R Electric Corp. (Gonzalo)
4450 - 10 Court
Hialeah, FL 33013
TEL: 305-558-0217
grelectriccorp@gmail.com

Midnight Sun Electric & Services LLC (Miguel)
14900 SW 30 Street, Unit 277555
Miramar, FL 33027
TEL: 786-669-2086
midnightsunelectric@yahoo.com

Dolche, Inc.
253 - 172 Street, Unit 216
Sunny Isles Beach, FL 33160
TEL: 786-399-1900
dolcheinc@yahoo.com

4. Elevator Company

Motion Elevator (Axxiom)
2101 W. Atlantic BLVD.
Pompano FL, 33069
TEL: 954-246-3400 DISPATCH
Raquel.chenique@axxiomelevator.com

Providence Elevator (Edward / Evelyn)
18459 Pines Blvd., #350
Pembroke Pines, FL 33029
TEL: 954-367-7192
evelyn@providenceelevator.com

Pro Elevator (Giselle)
4301 S FLAMINO RD, STE 106 PMB 2153
DAVIE, FL 33330
TEL: 786-623-7385
pro.elevatorinc@gmail.com

Delkus Towers Condominium Association, Inc.
EMERGENCY PREPAREDNESS PLAN

Science Elevator Service & Corp.(Carlos Pérez)
28715 SW 132 Avenue
Homestead, FL 33033
TEL: 786-642-1295
selevator@hotmail.com

5. Single Point of Contact
Carina Kremen, CAM
TEL: 305-519-4253
c.kremen2020@gmail.com

List of Contact - See Attached Roster ("A ")

Short Term Preparations

1. Notify all residents
2. Monitor News and Weather Stations
National Weather Service – www.weather.gov
NOAA - National Oceanic and Atmospheric Administration www.noaa.gov
Weather Underground – www.wunderground.com

IMPORTANT EMERGENCY CONTACT INFORMATION

Emergency **911**
PLEASE DO NOT OVERLOAD 911 EXCEPT FOR ACTUAL EMERGENCIES
Emergency for Speech or Hearing Impaired **911** Tap space bar to indicate TTY
Dade County Information 311
City of Miami Beach Fire Dept. 954-457-1470
City of Miami Beach Website www.cohb.org
City of Miami Radio Station 1620 AM
City of Miami Beach Government Access
Miami Dade County

3. Monitor News and Weather Stations
National Weather Service – www.weather.gov
NOAA - National Oceanic and Atmospheric Administration www.noaa.gov
Weather Underground – www.wunderground.com
4. Shutters or impact windows have been installed in most of the units at the residents' prerogative.

Delkus Towers Condominium Association, Inc.
EMERGENCY PREPAREDNESS PLAN

5. Have Emergency supplies on hand. ("B")
6. Residents are advised to clear their balconies before hurricane season if they leave the units during the summer season.
Owners should leave keys with the Association in case of emergency.
Owners are responsible for hiring someone to clear the balconies and set up their shutters.
7. Maintenance Personnel must tie down or remove any loose items from common areas and stop the elevator.

During the Storm

1. Monitor News and Weather Stations
National Weather Service – www.weather.gov
NOAA - National Oceanic and Atmospheric Administration www.noaa.gov
Weather Underground – www.wunderground.com
2. Notify Local Government Officials of immediate need if applicable at
3. Association roster to notify owners of any information.

After the Storm

1. Immediately after the storm cleanup will be performed and an assessment of the safety of the property so that unit owners may return if they evacuated. In some cases, access to the property may be blocked due to debris, flooding, downed wires, or street repairs
2. A claim notification of the visible damage will be sent to the insurance agent as soon as possible so that claims may be processed promptly and adjustors may be scheduled as soon as possible. ("F")
3. Letters will be sent to the unit owners to obtain a report on the condition of their unit. Vacant units will be inspected by the person designated as caretaker for their unit or Management and Board together. ("G")
4. Vendors will be contacted so that first response repairs may start as soon as possible.

SECTION 3
Alternate Power Plan

NOT APPLICABLE

SECTION 4
Evacuation plan

1. If an evacuation order is placed, residents will be notified to evacuate via e-mail, telephone calls or notices posted on the doors.
2. Information will be provided for those residents as to where to access transportation and shelter locations.

Delkus Towers Condominium Association, Inc.
EMERGENCY PREPAREDNESS PLAN

3. Residents will be advised to keep tuned to television or radio stations regarding evacuation routes and shelter locations.
4. Residents will be advised to gather by the pool area in case of fire. In case of inclement weather (an approaching storm) they should gather by the breezeway in the building or to use the recreation area for shelter.
5. Plans for assisting residents in need or handicapped – Advised to register with the Dade County Human Services Department

Re-Entry

- The bridges will remain closed except for Police and City and County Emergency services
- First Tier – Inspection Personnel (Board Management and Vendors)
- Second Tier – Unit Owners and Residents with ID
- Third Tier – All others
- The Board Members listed above and Manager will assist
- The Association performs annual Fire Alarm Testing
- Fire Alarm testing is done by a certified company

SECTION 5
Appendix

A: Contact List

Delkus Towers Condominium Association, Inc.
delkus6725@gmail.com

WhatsApp Chat Group – to join use the link posted by the elevator

Caridad "Carina": Kremen, CAM
(Association Management Group, Inc.)
P.O. Box 2424, Hallandale, FL 33008
2300 NE 211 Street, Miami, FL 33180
TEL: 305-519-4253
c.kremen2020@gmail.com

1. Peter Manis, Director, Unit 603
2. Jose Talavera, Director, Unit 202
3. Joe Perroni, Director, Unit 304
4. Michael Tagen, Director, Unit 607
5. Celia Santos, Director, Unit 305

B: Residents Needing Assistance

One – Owner has a live in companion for his mother, Ileana Macias
305-726-1905 Julio Lopez,
lopezmanzano2003@yahoo.es

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EMERGENCY PREPAREDNESS PLAN

C: CERT Members in Building

NONE

D: Copies of Emergency Service Contracts

NOT APPLICABLE

E: Drawing of Evacuation Plan for Building

SEE ATTACHED DRAWINGS

Delkus Tower Condominium Association, Inc.**Customer Contact List**

July 21, 2026

Unit Owner	Mailing Address
201 - Gonzalez, Bertha Milagros & Bertha MariaC2:	Bertha Milagros Gonzalez Bertha Maria Gonzalez 4016 S.W. 17th Avenue Cape Coral, FL 33914
202 - Talavera Garcia, Jose	Jose Talavera Garcia 6725 Harding Avenue Unit 202, Miami Beach, FL 33141
203 - Izquierdo, Zorayda-Guillen, Gonzalo	Zorayda Esther Izquierdo Gonzalo Adan Guillen 6725 Harding Avenue, Unit 203 Miami Beach, FL 33141
204 - Carolina Varela	Carolina Varela 625 Harding Avenue Unit 204, Miami Beach, FL 33141
205 - Pena, Jesus & Francys	Jesus Pena Francys Pena 7870 S.W. 82 Court Miami, FL 33143-3837
206 - Aguilar, Cynthia Vanessa	Cynthia Vanessa Aguilar 6725 Harding Avenue, Unit 206 Miami Beach, FL 33141
207 - B Investment USA, Inc.	B Investment USA, Inc. 4770 Biscayne Boulevard, Suite 960 Miami, Florida 33127
301 - Inclan, Giselle	Giselle Inclan 15123 SW 148 Court Miami, FL 33196-4415
302 - Rincon, Paola T.	Paola T. Rincon 6725 Harding Avenue, Unit 302 Miami Beach, FL 33141
303 - Justiniani, Rogelio & Maria V,	Rogelio Justiniani Maria V. Justiniani 6725 Harding Avenue Unit 303 Miami Beach, FL 33141
304 - Perroni, Jose & Elena	Jose E. Perroni Elena M. Perron 6725 Harding Avenue, Unit 304 Miami Beach, FL 33141
305 - Santos, Celia Maria	Celia Maria Santos 6725 Harding Avenue, Unit 305 Miami Beach, FL 33141
306 - Galindo, Luis & Fabra Marta	Luis Alberto Galindo Marta Maria Fabra Escalona Alternate Address: 1145 Shelter Creek Lane San Bruno, CA 94066
307 - Machado, Jesus & Duran, Ada	Jesus H. Machado Ada M. Duran 6725 Harding Avenue, Unit 307 Miami Beach, FL 33141
401 - Baez, Rogelio	Rogelio Baez 118 Zamora Avenue, Unit 505 Coral Gables, FL 33134
402 - Alonso, Rosario	Rosario Alonso 6725 Harding Avenue, Unit 402 Miami Beach, FL 33141

Delkus Tower Condominium Association, Inc.**Customer Contact List**

July 21, 2026

Unit Owner	Mailing Address
403 - Castro Cruz, Diana B.	Diana B. Castro Cruz 6725 Harding Avenue, Unit 403 Miami Beach, FL 33141
404 - Elgarresta, Isabel	Isabel Elgarresta 6725 Harding Avenue, Unit 404 Miami Beach, FL 33141
405 -Lopez, J, & Manzano, E.	Julio Lopez Ernesto R. Manzano Maceira 5825 Collins Avenue, PH - G Miami Beach, FL 33140
406 - Ivens, Christian	Christian Ivens 6725 Harding Avenue, Unit 406 Miami Beach, FL 33141
407 - Lopez J, & Manzano E.	Julio Lopez Ernesto R. Manzano Maceira 5825 Collins Avenue, PH - G Miami Beach, FL 33140
501 - Nadel, Mark & Maria (Living Trust)	Mark Nadel Maria Nadel 160 W 97 STREET, UNIT 10-E NEW YORK, NY 10025
502 -Bellitto, Carmela DiPietro	Carmela DiPietro Bellitto 5680 Place des Fondateurs St. Leonard, Quebec H1P1P5 CANADA
503 - Yanin Anton	Yanin Anton 10384 S.W 2nd Street Miami, FL 33174
504 - Manis, Peter James	Peter James Manis 6725 Harding Avenue, Unit 504 Miami Beach, FL 33141
505 - De Almeida Pimentel, R, & R.	Rozenildes De Almeida Pimentel Raphael De Almeida Pimentel 6725 Harding Avenue, Unit 505 Miami Beach, FL 33141
506 - Tomic, Dragisa & Vesna	Dragisa Tomic Vesna Tomic 6725 Harding Avenue, Unit 506 Miami Beach, FL 33141
507 - Elgarresta, Emily & Erika	Emily Elgarresta Erika Elgarresta 6725 Harding Avenue, Unit 507 Miami Beach, FL 33141
601 - Socorro, Bertha	Bertha Socorro 6725 Harding Avenue, Unit 601 Miami Beach, FL 33141
602 - Obando, Natalia & Jaramillo, Daniel	Natalia Obando Daniel Jaramillo 154 - 29-A Riverside Drive, 1 FL Whitestone NY 11357
603 - Manis, Peter James	Peter James Manis 6725 Harding Avenue, Unit 504 Miami Beach, FL 33141
607 - Tagen, Michael Brandeggee	Michael Brandeggee Tagen 6725 Harding Avenue, Unit 607 Miami Beach, FL 33141

Hurricane Safety Checklists

"B"

The most important thing you can do as hurricane season approaches is to get yourself, your family and your home prepared.

By starting early, you'll avoid the rush at home supply stores, grocery stores and other venues typically crowded and often chaotic when hurricane watches and warnings are issued.

You should stock six basics for your home: water, food, first aid supplies, clothing and bedding, tools and emergency supplies, and special items. Keep the items you would most likely need during an evacuation in an easy-to carry container. Possible containers include a large, covered trash container, a camping backpack, or a duffle bag.

Make your preparations easier by downloading the checklists included with each category and use them as you shop and store your supplies.

Food and Water

Water

- Store water in plastic containers such as soft drink bottles. Avoid using containers that will decompose or break, such as milk cartons or glass bottles. A normally active person needs to drink at least two quarts of water each day. Hot environments and intense physical activity can double that amount. Children, nursing mothers, and ill people will need more.
- Store one gallon of water per person per day.
- Keep at least a three-day supply of water per person (two quarts for drinking, two quarts for each person in your household for food preparation/sanitation).

Food

Store at least a three-day supply of non-perishable food. Select foods that require no refrigeration, preparation or cooking, and little or no water. If you must heat food, pack a can of Sterno. Select food items that are compact and lightweight. Include a selection of the following foods in your Disaster Supplies Kit:

- Ready-to-eat canned meats, fruits, and vegetables
- Canned juices
- Staples (salt, sugar, pepper, spices, etc.)
- High energy foods
- Vitamins
- Food for infants
- Comfort/stress foods

First Aid and Non-Prescription Drugs

First Aid Kit

Assemble a first aid kit for your home and one for each car.

- (20) adhesive bandages, various sizes.
- (1) 5" x 9" sterile dressing.
- (1) conforming roller gauze bandage.
- (2) triangular bandages.
- (2) 3 x 3 sterile gauze pads.
- (2) 4 x 4 sterile gauze pads.

- (1) roll 3" cohesive bandage.
- (2) germicidal hand wipes or waterless alcohol-based hand sanitizer.
- (6) antiseptic wipes.
- (2) pair large medical grade non-latex gloves.
- Adhesive tape, 2" width.
- Anti-bacterial ointment.
- Cold pack.
- Scissors (small, personal).
- Tweezers.
- CPR breathing barrier, such as a face shield.

Non-Prescription Drugs

- Aspirin or non-aspirin pain reliever
- Anti-diarrhea medication
- Antacid (for stomach upset)
- Laxative
- Activated charcoal (use if advised by the American Association of Poison Control Centers)

Tools and Supplies

- Mess kits, or paper cups, plates, and plastic utensils
- Emergency preparedness manual
- Battery-operated radio and extra batteries
- Flashlight and extra batteries
- Cash and/or change
- Non-electric can opener, utility knife
- Fire extinguisher: small canister ABC type
- Tube tent
- Pliers
- Tape
- Compass
- Lighter or matches in a waterproof container
- Aluminum foil
- Plastic storage containers
- Signal flare
- Paper, pencil
- Needles, thread
- Medicine dropper
- Shut-off wrench, to turn off household gas and water
- Whistle
- Plastic sheeting
- List of local shelters
-

Sanitation, Clothing and Bedding

Sanitation

- Hand sanitizer
- Disinfectant wipes
- Cloth face masks (two per person)

- Toilet paper, towelettes
- Soap, liquid detergent
- Feminine supplies
- Personal hygiene items
- Plastic garbage bags, ties (for personal sanitation uses)
- Plastic bucket with tight lid
- Disinfectant
- Household chlorine bleach

Clothing and Bedding

Include at least one complete change of clothing and footwear per person.

- Sturdy shoes or work boots
- Rain gear
- Blankets or sleeping bags
- Hat and gloves
- Thermal underwear*
- Sunglasses

***REMINDER: The Atlantic Hurricane Season runs through November 30, and our hurricane-vulnerable residents that live in Northern areas need to be prepared in the event of a late-season storm.**

Special Items

Remember family members with special requirements, such as infants and elderly or disabled persons.

For Baby

- Formula
- Diapers
- Bottles
- Powdered milk
- Medications

For Adults

- Heart and high blood pressure medication
- Insulin
- Prescription drugs
- Denture needs
- Contact lenses and supplies
- Extra eyeglasses

Entertainment

- Board games and other games that don't require batteries or electricity, books for adult readers and for children.

For Pets

In the interest of protecting pets, the Humane Society of the United States offers these tips for inclusion in your family disaster plan:

- Do not leave your pets behind.
- Securely fasten a current identification tag to your pet's collar and carry a photograph of your pet. It's important to include the phone number of a friend or family member on the tag so anyone who may find your pet is able to reach someone who knows you.
- Transport pets in secure pet carriers and keep pets on leashes or harnesses.
- Call hotels in a safe/host location and ask if you can bring your pets. Ask the manager if a no-pet policy can be lifted during the disaster. Most emergency shelters do not admit pets.
- Call friends, family members, veterinarians or boarding kennels in a safe/host location to arrange foster care if you and your pets cannot stay together.
- Pack a week's supply of food, water and other provisions, such as medication or cat litter.
- Do not wait until the last minute to evacuate. Rescue officials may not allow you to take your pets if you need to be rescued.
- Keep a list of emergency phone numbers (veterinarian, local animal control, animal shelters, Red Cross, etc.).

Possessions and Documents

Keep these records in a waterproof, portable container:

- Will, insurance policies, contracts, deeds, stocks and bonds
- Passports, social security cards, immunization records
- Bank account numbers
- Credit card account numbers and companies
- Inventory of valuable household goods, important telephone numbers
- Family records (birth, marriage, death certificates)
- Store your kit in a convenient place known to all family members. Keep a smaller version of the supplies kit in the trunk of your car.
- Keep items in airtight plastic bags.
- Change your stored water supply every six months so it stays fresh.
- Replace your stored food every six months.
- Re-think your kit and family needs at least once a year. Replace batteries, update clothes, etc.
- Ask your physician or pharmacist about storing prescription medications.

Source/Reference: American Red Cross

EVACUATION PLAN

