

Bayview Review

Monthly Newsletter

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IMPORTANT PHONE NUMBERS:

Property Manager

Olivia Cano

General

(305)672-6600

Fax

(305) 672-4062

Concierge

(305) 672-6600

1228west@atlanticbb.net



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9:00 AM - 1:00 PM

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Bayview Terrace

1228 West Ave

Miami Beach, FL 33139

Mission Statement

The Bayview Review will provide a vehicle for communication between unit owners. It will endeavor to communicate fairly and factually all issues that impact Bayview Terrace Condominium.

Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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Did You Know?

- July is National Hot Dog Month
- The world's biggest hot dog was 1996 feet long, created by Sara Lee Corporation in honor of the 1996 Olympics.
- The most popular hot dog topping among adults is mustard. Among children, it is ketchup.
- Marlene Dietrich said that her favorite meal was hot dogs and champagne.
- The average hot dog is consumed in 6.1 bites.
- Americans consume over 20 billion hot dogs each year, with 24.2 million of those consumed at major league baseball parks.
- Takeru Kobayashi currently holds the world record for speed-eating hot dogs with his win of the 2002 Nathan's Famous Fourth of July International Hot Dog Eating Contest. His total was 50 and 1/2 dogs in 12 minutes. He also won the 2003 contest, but did not beat his previous record.

First Man On the Moon

On July 20, 1969, the human race accomplished its single greatest technological achievement of all time when a human first set foot on another celestial body.



Six hours after landing at 4:17 p.m. Eastern Daylight Time (with less than 30 seconds of fuel remaining), Neil A. Armstrong took the "Small Step" into our greater future when he stepped off the Lunar Module, named "Eagle," onto the surface of the Moon, from which he could look up and see Earth in the heavens as no one had done before him. "Buzz" Aldrin shortly joined him, and the two astronauts spent 21 hours on the lunar surface and returned 46 pounds of lunar rocks.

After their historic walks on the Moon, they successfully docked with Michael Collins, patiently orbiting the cold but no longer lifeless Moon alone in the Command Module "Columbia."

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Q: What should be in the Minutes from a Board meeting and when should they be made available to the membership?

Donna: The minutes should identify who was present at the meeting and what was “done” at the meeting, not what was “said”. The Minutes should reflect what motions were made and the outcome of those motions. Florida statutes don’t specify a time frame to make the minutes available to the membership but

typically a “reasonable” time tends to be 30 days absent extenuating circumstances. Minutes that have not been approved are considered “a draft for approval” or simply a “draft”. They are not considered “official records” of the association until they are approved or corrected and approved.

Q: Our community has a “no leasing” restriction but the board is leasing out units to which it took title via foreclosure. Is this legal?

Donna: Absolutely. The common interest ownership statutes specify that association boards can lease

out property to which they take title via foreclosure. This statutory right supersedes any restrictions in the governing documents. The board can enforce the “no leasing” restriction against other owners while continuing to rent out delinquent properties to recoup the amounts owed.

Donna DiMaggio Berger is Executive Director of the Community Advocacy Network (www.CANFL.com) and Managing Partner of the community association law firm of Katzman Garfinkel & Berger (www.KGBLawFirm.com). E-mail your questions to Donna today at AskDonna@kgblawfirm.com.



Bill and Susan Raphan, formerly with the Condominium Ombudsman’s Office, and now Statewide Facilitators for Learning Outreach at the Law and Learning Center.



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