



BAY PARK *Towers*

A Newsletter for the Residents of the Bay Park Towers Condominium Association, Inc.

Volume 4 Issue 8

January 2021

BAY PARK TOWERS Condominium Association, Inc.

3301 NE 5th Avenue
Miami, FL 33137

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President Enza Guida

Vice President Danilo Mesa

Sec./Treasurer Reza Eshghi

Director Charlie Lebess

Director Patricia Goya

IMPORTANT NUMBERS

Office 305-573-5404

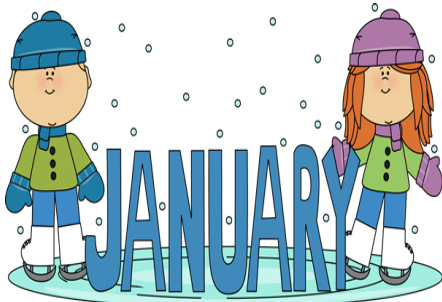
Fax 305-573-2914

Valet 305-573-3607

Security 305-573-3099

OFFICE HOURS

Mon - Fri 8:00AM - 5:00PM



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MESSAGE FROM BOARD OF DIRECTORS

Happy New Year! Hope everyone had a nice holiday and are staying safe during these challenging times.

Our annual election took place on January 14th and the current board from 2020 was re-elected for another term. We would like to thank you for participating and for your ongoing support for making this possible.

2021 BOARD OF DIRECTORS

Enza Guida, President

Danilo Mesa, Vice President

Reza Eshghi, Secretary / Treasurer

Charlie Lebess, Director

Patricia Goya, Director

VOTES RECEIVED

101

94

95

82

91

CANDIDATES:

Sebastian Gonzalez

13

Bill Mathisen

44

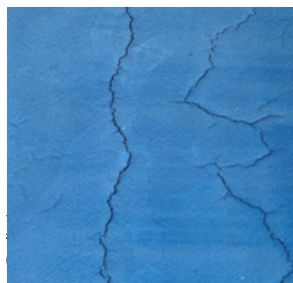
Daniel Sanchez

30

Onsite Manager: We would like to inform you of a change in our management team. We want to welcome Eduardo Diaz, LCAM who assumed the position as your new Property Manager. Eduardo has been a condominium property manager for the past 15 years and has already been on property for the past few weeks.

Dear BPT Residents: I'm looking forward to meeting and working with you all. My goal, which aligns with AKAM's mission, is to provide excellent service to all BPT owners and residents. Thank you for welcoming me to your community - Eduardo D.

Tennis Court Resurfacing Project: Resurfacing has been completed and looks great! Reminder, during covid-19 we restricted the amount of people to 4 people at a time on the court. The court is to be used for playing tennis only.



BEFORE



AFTER

Continued on page 2

Board (cont. from page 1)**Maintenance | Janitorial:**

The team has put a schedule together on tackling some outstanding items that need attention. You will notice they have been working on repairs, paint and maintenance per floor. They will commence at the PH level and will work their way to the lower floors. Emergencies will always take priority, so this schedule will change if needed.

Cabana Project:

The Cabana is getting close to completion. This project took longer than we would have liked and expected, but we are almost there. Most of the work is complete, we are waiting on a few more materials to arrive before the work and punch list can be completed. Once the work is complete and the inspection is final, we will then have it back open for the enjoyment of Bay

Park Towers residents.

Owners Rep Group DSS:

As you know, DSS has been awarded the contract to manage the concrete restoration project and work directly with the association and Hillman Engineering. We are working on setting up a webinar, so that Hillman and DSS can introduce themselves to the community and answer any questions pertaining to the project and what to expect once it commences. You will also start seeing communication updates from DSS as the project moves forward.

Concrete Restoration:

The bids have been obtained and are being reviewed by our Owners Rep group (DSS) and Engineer (Hillman). Once all the bids have been reviewed

and contractors interviewed, we will be ready to award the contract to a contractor and move forward with the much needed building concrete restoration.

Swimming Pool:

We have closed the swimming pool during the week and opened it on weekends due to construction being done to the East side of the building (Line 10). Once the temporary work is complete (painting and the stucco), the pool will reopen until the building construction commences. We are anticipating the work to complete by end of next week.

Holiday Fund:

For those who have contributed, thank you. The office has collected \$5,590

Continued on page 3

45 DAY LISTING AGREEMENT!





Fernando Rizzo
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Board (cont. from page 2)

from residents and owners. The funds were distributed to Maintenance, Janitorial, Valet, Security and Administration teams.

Rodent Update:

We are happy to report that the situation is now 99% under control. In the past few weeks, our staff and exterminator have not caught any in the building. We still ask for residents to keep monitoring their units and make sure all holes are sealed. If you find a rodent in your unit, please visit the office immediately so, we can work with our exterminator. Thank you again to those who have worked with the office and helped in controlling the situation.

Masks In Common Areas: All Residents and their visitors must continue to wear a face mask when in the building common areas. The virus is still very much real, and we all need to do our part to keep everyone safe.



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TOASTING TO A NEW YEAR

Toasts have existed for almost as long as drinking itself. To help you bring in the New Year properly, here are some great Irish toasts.

- In the New Year, may your right hand always be stretched out in friendship but never in want.
- May you be in heaven a full half hour before the devil knows you're dead.
- May you be poor in misfortune, rich in blessings, slow to make enemies, quick to make friends. But rich or poor, quick or slow, may you know nothing but happiness from this day forward.
- May the roof above us never fall in, and may we friends gathered below never fall out.
- Here's to you and yours and to mine and ours, and if mine and ours ever come across you and yours, I hope you and yours will do as much for mine and ours as mine and ours have done for you and yours.
- May you have warm words on a cold evening, a full moon on a dark night, and the road downhill all the way to your door.
- May the Lord keep you in his hand and never close his fist too tight on you.



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