

Monthly **Southview** AT AVENTURA Newsletter

CONDOMINIUM ASSOCIATION INC

A Newsletter for the residents of the Southview at Aventura Condominium Association

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**Southview at Aventura
Condominium Association**
3440 & 3350 NE 192 Street
Aventura, FL 33180

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NEWSLETTER

Editor Genovev Mendoza

2021
Happy New Year

FROM THE PROPERTY MANAGER

As you should be aware by now, the Special Assessment was cancelled by the newly elected board. The charges assessed to owners' accounts have been updated and no longer reflect a Special Assessment payment due. However, if you normally pay your maintenance through automatic payments via "Click Pay" please double check that the charge is no longer showing and that you were not charged the Special Assessment for the month of January. If you were set up on auto pay via Click Pay, it seems that "Click Pay" will take a bit longer to update their system and remove the Special Assessment charges. It is important that **if you pay through Click Pay, you may have to manually remove it**. If this is the case for you, please log into Click Pay to confirm that only your maintenance has been or will be debited this month, automatically. If you log on and find that both charges are showing on your account, when trying to pay your maintenance alone, simply **click on the special assessment payment (which should be highlighted in blue) and change the amount to \$0.00**. This will allow you to only make your maintenance payment, until the Special Assessment payments are no longer reflected in Click Pay. I am working closely with Click Pay to ensure this happens as soon as possible. Your patience and understanding is appreciated.

Pressure Washing: Pressure washing has been done in Building A and will right after start in Building B.

Holiday Decorations: By now, everyone should have removed their holiday decorations. If you have not done so, please do it at this time.

Recycling: If you are going to utilize the recycling amenity, please remember to break down your boxes. Also remember that **plastic bags are not accepted by Waste Management as a recyclable**. For a full list of prohibited items, please see posting on the recycling access gate, the Southview bulletin boards located in each building's mailroom or simply log on to Waste Management's website at www.wm.com.

Continued on page 2

From the Manager (from page 1)**REMEMBER THESE THREE RULES TO RECYCLE RIGHT**

Knowing these rules and putting them into practice during your recycling journey will help you recycle more efficiently. And it will help to ensure everything that makes it into your bin finds a second life.



Recycle clean bottles, cans, paper and cardboard.



Keep food and liquid out of your recycling.



No loose plastic bags and no bagged recyclables.

When dumping items, do not block the dumpster. **Waste Management will charge for overages, contaminations and/or miss the pickup all together and report it as an “inaccessible dumpster”.** If we continue to have these issues, the last resort option, recommended by Waste Management, would be to lock the recycling area and allow residents to recycle **ONLY** during office hours or by permission. This is simply an inconvenience to all and we do not want to have to go this route. Please help us control the recycling area. See attached photo. Also, do not throw boxes down the trash chute. Boxes cause a blockage and backup of trash within the chute when others try to use it.

**CHOOSE TO RECYCLE RIGHT**

Chances are you recycled something today. Maybe it was a soda can or a cardboard box from an online purchase?

Every time you choose to recycle, you are giving that item a second life to serve a new purpose and save natural resources. Now more than ever it's important that only the right items, free from contamination, make their way into your recycling bin to help keep recycling, and our shared planet, sustainable.

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From the Manager (from page 2)

Pets: There are several pet owners still disregarding the rules when it comes to picking up after their pet or using a leash when walking them around the property. Unfortunately, no leash, carrying your animal or using a pet stroller is not considered a substitution for the leash. The leash is required at all times. See rules and regulations, page 9, number 11.

COVID 19: As a reminder, please continue to wear your mask in the common areas throughout the property. As we are all aware, the Corona Virus has not gone away and in some areas is becoming more contagious. When in the mail room or riding in the elevators, please wear your mask. Also, when visiting the Management office, residents are arriving without a mask. I understand that you may have forgotten it, but I am sitting in a very small office and therefore left vulnerable to particles that may be floating around after you leave. **Respectfully, please, just wear your mask!**



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FROM THE EDITOR

The information provided to you, is not only to serve as an informative tool, but also as an educational one based on Condominium Law. I will also be writing on behalf of unit owners, who have raised their concerns and operational questions.



Your Voice

Many homeowners and board members find themselves looking at financial reports only to realize that they do not understand what they are looking at. Truth is, not all of us have experience or education in reviewing numbers and reports. **If you are a Board Member though, it is your fiduciary responsibility to oversee the financial health of your community, making sound and diligent decisions with your homeowner's money.**

Assets include balances in your bank accounts to date, money owed you from your homeowners, money owed from other vendors and expenses you have prepaid such as project deposits or property insurance.

Liabilities include payables (money you owe other vendors), accrued expenses (expenses not yet paid but anticipated) and loan balances.

Reserves highlight how much you have contributed into or taken out of your reserve (savings) fund. Reserve interest earned is also reflected there. Also, capital project expenses may also be taken directly from this account.

Equity represents whether, as of the date, you either had gained or loss financial worth as an association. On a balance sheet the Total Assets and Total Liabilities must always equal, thus the equity is used to balance the two...and is either positive (gained wealth) or negative (lost wealth).

Watch Outs! include:

- If your operating bank account is continually too low (**not enough money to pay your bills**).
- If your accounts receivable is too high (homeowners are delinquent on their payments).

- Not enough money is going into the reserve fund (it is important to save for future projects).

Accounts Receivable Report

When your Accounts Receivable line on the balance sheet is too high, it becomes important to review your A/R Aging Summary Report and see which homeowners are delinquent in their monthly payments. Your maintenance dues are your primary source of income, so it is important to stay on top of your overdue owners and take firm and consistent action to collect.

In 2019, Holger Velastegui was on the Board, which hired David Wagner and was paying him to handle collections. He actually failed to do his job causing Southview a lawsuit that is still going on. The association's attorney, who was helping clean the mess Wagner created, David Bawman, has been replaced by another attorney who also charges per hour and has no experience in collections. This is a clear sample of not making sound and diligent decisions with the homeowner's money nor beneficial for any of the responsible paying unit owners, who are having to carry the unpaid amounts of delinquent unit owners plus the legal fees now involved for mistakenly handled cases.

Watch Outs! include:

- All homeowners over 45 days delinquent, as per Southview policy.
- Attorneys should provide the Board with a monthly status report ensuring legal actions are continuing to move forward. Dead beats are expensive for an association to deal with and take time to evict, obtain bank or wage garnishments or rent receiverships. It is important that the lawyers are moving as quickly as possible when their services are needed

Bank Reconciliation

The Bank Reconciliation report is used to prove that your checking account 'cash asset' shown on the Balance sheet agrees with what the bank account reflects. It is important to understand the monies flowing into and out of your operating and reserve accounts each month. Additionally, it helps ensure that your Property Management Company is paying invoices in a timely fashion, but they can only do it when the elected Board responds promptly to management requests.

Watch Outs! include:

- Consistent late fees.

Continued on page 5

From the Editor (from page 4)

- Invoice amounts and checks do not match (which could mean your property management is padding the invoices).
- Missing monthly invoices like gas or electric.
- Uncashed checks laying on your books for too long.

Income Statement

The Income Statement allows you to monitor your monthly expenses compared to income and helps you understand how you are doing in relationship to your budget. If there are large discrepancies between your actual spending and your budget, it flags a potential problem and forces you to dig deeper and make spending decisions.

ACCRUAL BASIS. This method is a little more complicated. Accrued accounting takes 'anticipated (not actual) income and expense' and spreads it evenly over the twelve months. This method assumes that the monies collected (maintenance fees) and annual expenses (like insurance) are paid and collected evenly all year. Maintenance fee income, insurance, bad debt allowance and reserve savings

are the most common line items that are accrued. Most others are on a cash basis.

BUDGET COMPARISON is the most important thing to review on the Income Statement. A good budget is developed at the end of the previous year. It should cover anticipated expense, increases, projects and reserve savings. A good budget starts by estimating all future year expenses. Then, the maintenance fees are calculated to cover these expenses.

Watch Outs! include:

- Large variances between actual expense and budget. Ask why?
- If your Expenses are projected to exceed your Income by year end.

Having that said, if the Special Assessment recently cancelled had included to cover the 2020 deficit and 2021 expected deficit (since the maintenance was not increased **ONLY** because of the Special Assessment), ask yourselves **how the two years deficit will be covered?**



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SOUPS & STEWS FOR COLD WINTER DAYS

Cheese and Broccoli Chicken Soup

1/2 cup butter
1 cup all-purpose flour
11 cups water
3 cubes chicken bouillon
6 ounces boneless chicken breast, cut into 1/2 inch chunks
2 heads fresh broccoli, trimmed and chopped
1-1/2 teaspoons salt
1 teaspoon ground black pepper
1 cup light cream
3 cups shredded Cheddar cheese

Melt butter over medium heat in a 5-quart pot. Add the flour, stirring constantly until a thick paste forms. Remove mixture from pot and set aside. In the same pot, combine the water, bouillon cubes, chicken, broccoli, salt, and pepper. Bring to a boil over high heat. Reduce heat to medium low and

simmer for 45 minutes or until broccoli is tender. Stir in flour mixture a little at a time until soup thickens. Simmer an additional 5 minutes. Reduce heat and stir in cream. Mix well. Add cheese one cup at a time. Your soup is now ready to serve. Makes 5 servings.

Crock Pot Vegetarian Chili

1 (11 ounce) can condensed black bean soup
1 (15 ounce) can kidney beans, drained and rinsed
1 (15 ounce) can garbanzo beans, drained
1 (16 ounce) can vegetarian baked beans
1 (14.5 ounce) can chopped tomatoes in puree
1 (15 ounce) can whole kernel corn, drained
1 onion, chopped

1 green bell pepper, chopped
2 stalks celery, chopped
2 cloves garlic, chopped
1 tablespoon chili powder
1 tablespoon dried parsley
1 tablespoon dried oregano
1 tablespoon dried basil

Place all the ingredients in a crock pot. Stir well and cook for at least two hours on a high setting. Makes 8 servings.



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