



BAY PARK *Towers*

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

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BAY PARK TOWERS Condominium Association, Inc.

3301 NE 5th Avenue
Miami, FL 33137

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



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MESSAGE FROM YOUR BOARD OF DIRECTORS

We are excited to report that while some of our projects are moving more slowly than others, they are coming along. We have a long way to go, but feel that we are moving in the right direction. The most challenging aspect we faced and are still facing is permitting and scheduling start dates due to vendor's availability. We are now confident that with most of our permits in place our projects will be commencing and hopefully be completed as quickly as weather and city inspectors will allow. Maria and Fania have been hands-on with this process and understand the importance of helping us to complete the projects we have pending.

MANAGER'S CORNER

Reminders – As Labor Day weekend is approaching quickly, we want to remind everyone that if you are planning a party of more than 10 people, a security guard will need to be present. Security can be hired through Marksman, our security company, and charges \$25.00 per hour with a four hour minimum. If the party consists of 20 or more, two security guards are required. We ask that you make the appropriate arrangements with Management within 72 hours of your event to make sure that a guard(s) is available. If there is a party and no guard is present, Security will ask your guests to leave the pool area. Please be safe as well as courteous to your neighbors by observing pool rules: no loud music, no large floating toys in the pool and no glass bottles or containers of any kind in the pool area.



Home Insurance Meeting

For those of you who were unable to attend our annual home insurance meeting, below are listed a few of the points that were discussed. Thank you to Robbie Bell for sending out a brief update to all residents, reminding everyone of the importance of home insurance.

Any owner who rents out a unit must inform their insurance carrier that the unit is being rented. If your insurance carrier is unaware of the rental and any damages occur to your unit, they can deny your claim. Owners can ask their renters to purchase renters insurance and this can be added as a written requirement in their

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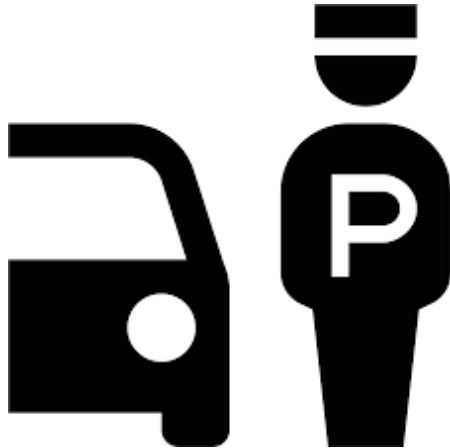
Manager (cont. from page 1)

lease. This is something that can protect both the owner and the renter if any damages occur.

Depending on the insurance you choose, starting costs can be as low as \$400.00. Renters insurance is not as costly.

Valet Fence –

Great news! We received our permit to repair the valet fence area. It took a while and a lot of negotiations with the City, but we finally received it. We are working with our landscapers and fence company to get this done as soon as possible. Since the permit took so long, our vendors were not able to put us on a schedule and commit to an earlier date. We are looking to begin work in the second week of September, unless they have an opening and can do it sooner. We will provide parking instructions closer to the date.



Cabana, Dock and Seawall

As you know, we have been working with an engineer who has sent out a Request For Quotation to contractors who are qualified to do seawall and dock repair. Unfortunately, due to the small size of the project, many contractors have passed on the bid. We have sent it out to more than ten contractors and finally have three bids to choose from. We will award the contract as soon as we receive the final details. While this project is taking longer than expected, we needed to make sure that we had all significant information before awarding the bid. The cabana has also been rebid and we are close to awarding a contract on this project as well.

Washer and Dryer

The new washers and dryers are scheduled to arrive approximately mid-September. Once we have a firm date, we will send out notices of the installation date so everyone can make the appropriate arrangements. Along with the new machines, we will also be receiving new laundry cards for use in the new machines. REMINDER – no washers and dryers are permitted to be installed in your unit.

Continued on page 3

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Manager (cont. from page 2)

Elevators

We recognize that we have been having many issues with our elevators. We have been working with Otis and they informed us this week that they believe the issue has finally been resolved. We will be keeping an eye on them and if problems continue, we will inform Otis immediately.



Pressure Cleaning

We have completed the pressure cleaning of the back common areas (pool and walkways.) We will continue the cleaning throughout the property and will keep all of you posted on when the cars (if any) need to be moved so they will not get wet or dirty.

Porta Potty

We have changed vendors for the portable toilets located by the pool. The new ones are now located on the other side of the fence from where they were before. They were relocated to provide the service company access to flush and clean them properly. The new company is scheduled to clean and service them once a week and we feel this will resolve the issues we have been having.

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