



BAY PARK *Towers*

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

Volume 3 Issue 2

July 2019

BAY PARK TOWERS Condominium Association, Inc.

3301 NE 5th Avenue
Miami, FL 33137

PROPERTY STAFF

Manager Maria Veizaga
bayparkmanager@akam.com

ASSOCIATION OFFICERS

President..... Enza Guida
Vice President Danilo Mesa
Secretary..... Reza Eshghi
Treasurer..... Sally Lamb
Director Charlie Lebess

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



Published monthly at no cost for Bay Park Towers Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Message from Your Board of Directors

We have increased our security staff with the addition of our front desk security rover during evenings and weekends. We believe this has been a great enhancement to keeping our residents safe and also reducing the number of infractions regarding our rules and regulations. We have received numerous compliments about the individuals who have been covering the front desk and feel that they are a positive addition to our community.

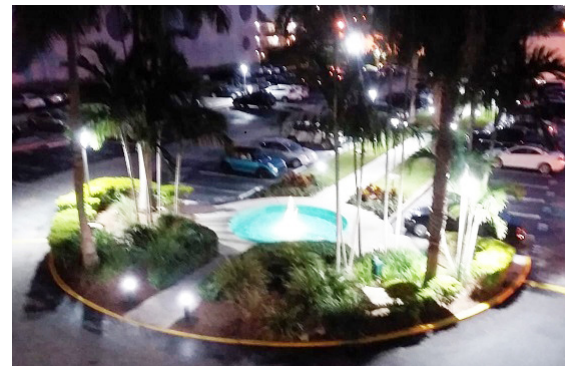
We would like to remind all residents that there are no move-ins or move-outs after hours. We have received several complaints regarding unauthorized moves. You must schedule your move with the office and reserve the elevator in advance. Move-ins and move-outs are allowed Monday through Friday from 8 a.m. until 5 p.m. No holidays and no exceptions!

MANAGER'S CORNER

I would like to introduce you to Fania Ilarion, our new Administrative Assistant. Fania joined us in June after Gigi left to have her baby. She comes to us from Ocean Reserve and has been with AKAM since December 2017. We are very happy that she has joined us and she is a wonderful addition to our Bay Park Towers community. With her great disposition and terrific efficiency, we hope she will be with us for a long time to come. Please stop by the office and introduce yourself whenever you have a moment.

Lighting Updates

The outside lighting project is nearly finished. The new lights are LED and we have received positive feedback on these lights. We have also replaced the chandelier in the lobby as a response to residents' numerous requests for us to do so.



Welcome Mats in Lobby

The new welcome mats for our lobby have arrived and we have gotten great feedback on them.

Duct and Vent Project in Common Areas

The project to clean the ductwork and vents in our common areas has been completed.

Manager (cont. from page 1)

Laundry Rooms

At the last Board meeting we discussed replacing the laundry machines in the building. The measure was approved so the company will be installing new laundry machines throughout the building. We will be using the same company and there will be a small cost increase for use of the machines; however the machines will be installed at no cost to us. We will send an additional notice when we have the date of installation.

Security Update

Hours for the Front Desk / Rover are being extended for the summer months starting Friday June 7th. New Front Desk / Rover hours will be from 3:00 p.m. Friday until 7:00 a.m. Monday. Please feel free to reach out to them if you have any issues over the weekend. The phone number for the front desk is 786-464-0218.

REMINDERS

Pets, pets, pets!

We have had a growing number of residents complaining about barking dogs. If your dog is annoying your neighbors, there are ways to train your dog regarding problem barking. Please contact a pet professional so that your neighbors do not have to suffer.



The pet population at Bay Park Towers has definitely increased but unfortunately some of our people are still not picking up after their dogs. Everyone appreciates having a clean space where all of us, dogs and people, can walk and enjoy the outdoors. Please be a good neighbor and a good citizen (as well as a good example!) and always pick up after your pet. If your pet is not registered with the office, please do so at your earliest convenience. Dogs that have not been registered are not allowed on property. Also a reminder: NO PETS in the pool area. Pools are considered "public pools" and subject to Florida Administrative Codes. The code states that "...animals and glass containers are prohibited within the fenced pool area, or 50 feet from pool edge when no fence exists."

Pool Gatherings

When entertaining at the pool please be respectful of your neighbors. Our barbeque grills and the seating areas around

Continued on page 3

START YOUR OWN CBD E-COMMERCE HOME BASED BUSINESS

- Work from anywhere in the world; build your business from your phone or computer
- Take a free tour and explore the opportunity today! <https://thrivewithmonica.com/naturalremedy>



Just want product?

Order Free Samples here (pay shipping & handling only): <https://thrivewithmonica.com/samples>
Explore the full line of products: <https://thrivewithmonica.com/CBDProducts>



RESTORATION
WATER • FIRE • SMOKE • MOLD

ARE YOU HOMEOWNER?

DOES YOUR PROPERTY HAVE ANY OF THE FOLLOWING DAMAGES?



- Hurricane / Thunderstorm
- Kitchen Water Loss.
- Bath or AC Leak.
- Roof Leak.
- Plumbing
- Fire
- Mold

We are multilingual

CALL NOW AND GET

1-800-523-1485
RESIDENTIAL & COMMERCIAL

OUR TEAM OF EXPERTS IS READY TO PROVIDE YOU WITH A **FREE MOLD & WATER DAMAGE INSPECTION!!!**

Mold caused by water, hurricane, damage, etc., is hazardous to the well-being of your family, often resulting in sickness and death when not dealt with immediately.

Certified in Fire and Smoke Restoration,
Water Damage Restoration,
Odor Control & Mold Remediation

We bill your insurance company directly with no out of pocket expenses.

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19
must present coupon

MOTORIZED SPECIALIST
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

Manager (cont. from page 2)

them are for the use of everyone and must all be shared with other residents who want to use them.

We want to remind everyone about pool parties. We want everyone to enjoy the amenities, so please be respectful of your neighbors. Any party of 10-19 people requires a hired security guard, any party of 20 or more people requires 2 hired security guards. If you are having a party, please contact our Property Manager and she can work with you to help you hire the security guard(s). We have a contract with Marksman Security so they offer a reduced rate for our residents. Your guests will be asked to leave the pool area if security is not present, so please plan accordingly. NO loud music at the pool, use earphones. NO big floats in the pool. NO glass bottles of any kind.

OFFICE HOURS



Management Hours

The management office is open from 8:00 a.m. to 5:00 p.m. and closes an hour for lunch. If you need assistance during these hours, may we suggest contacting the Valet Parking at 305-573-3607 or Security at 305-573-3099. We're all here for you.

NEED TO UPSIZE OR HAVE A FRIEND LOOKING FOR A BAY VIEW?

2/2 BAY PARK TOWERS UNIT 310 - Secure a rare bay view unit that has been updated: beautiful hardwood floors, impact windows & doors. This 1240 sqft unit is light, bright and spacious, just ready for you to move in and add your personal touches. Located on Biscayne Bay with a heated pool, newly resurfaced tennis court and updated gym and party room.



Reduced from \$319 to \$299k



Robbie Bell

Broker Associate
Berkshire Hathaway HomeServices EWM Realty
201 Alhambra Circle, Suite 1060, Coral Gables, Florida 33134



O: 305.528.8557 | E: Robbie@RobbieBell.com | www.RobbieBell.com



RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL COMMUNITY ASSOCIATIONS

			
Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
			
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.



LAW OFFICES OF ELLEN NOVOSELETSKY, P.A.

MIAMI ATTORNEY WITH 20 YEARS OF EXPERIENCE
PROVIDING ALL YOUR LEGAL NEEDS



- Business & Contract Disputes
- Accidents & Insurance Claims
- Real Estate
- Immigration
- Preparation of Contracts, Wills & Deeds
- Landlord/Tenant & Condo Law

We speak English, Spanish, Russian, and Hebrew

Please call me for a free consultation:
305-775-8414 | ellen@novoslaw.com | www.novoslaw.com




Fernando A. Rizzo, MBA
REALTOR®

📞 (352) 256-2203
✉️ Fernando@RizzoTheRealtor.com

“Work with a Professional”

Over 130,000 square feet of the lighting, bath, hardware, furniture and accessories that you're looking for.

GET 15% OFF YOUR NEXT PURCHASE
 Must be presented at time of purchase and not applicable to Minka-Aire or WAC Lighting products. Not valid on previous purchases. Offer expires 09/30/19.

COME VISIT OUR SHOWROOMS:
 North Miami: 1850 NE 146 St. • 305.402.4421
 Coconut Grove: 3000 SW 28 Ln • 305.367.8389
Farreys.com

FARREY'S
 LIGHTING + BATH

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
 Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

CENTRY AIR DESIGNS **FREE ESTIMATES IN NEW UNITS**

100% FINANCING 0% APR FOR 60 MONTHS! WCA
 Bad credit no problem. Call for a fast approval.

Save money on your electric bill by installing a high efficiency A/C unit with low monthly payments

AIR DUCT CLEANERS SPECIALIST
 Do You Suffer From: Nasal Problems • Migraines
 Eye Irritation • Allergies • Asthma • Bronchitis?

IF QUALITY IS IN YOUR AIR DUCTS, IT'S IN YOUR LUNGS

<p>AIR DUCT CLEANING PLATINUM PACKAGE</p> <p>\$25 Per Vent</p> <p>BEFORE AFTER</p>	<p>\$69.99 AC TUNE-UP</p> <p>Per Vents Unlimited</p> <ul style="list-style-type: none"> • Complete System Diagnostic • Drain Line Flush • 25 Point AC Check <p>Expires 12/31/2019</p>	<p>A/C Complete TUNE-UP \$280</p> <p>24 point inspection Coil Cleaning • Blower Cleaning • Flush Drain • Free Refrigerant Recharge up to 3lb. Expires 12/31/2019</p>
--	---	--

305-400-9973

WWW.CENTRYAIRDESIGNS.COM
 Dade • Broward • Palm Beach
 Proudly Serving Your Area for over 34 years

VISA MASTERCARD AMERICAN EXPRESS DISCOVER
 State Licensed & Insured
 CACO 1816147