



BAY PARK *Towers*

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

Volume 3 Issue 1

June 2019

BAY PARK TOWERS Condominium Association, Inc.

3301 NE 5th Avenue
Miami, FL 33137

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ASSOCIATION OFFICERS

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

IMPORTANT NUMBERS

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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

The annual budget past and the community voted once again to partially fund our reserves (92 for and 2 against) which means there will be no increase in our monthly maintenance fees. A big thank you to everyone who participated in making that happen. New coupon books for maintenance payments have been mailed out and everyone should have received them by now. If you have not received your new coupon book please contact the Management Office.

Manager's Corner

We have set up a schedule to make sure that all hallway carpets are cleaned on a regular basis. Each Monday is carpet cleaning day and floors are done on a rotating schedule.

Hurricane Preparedness

The City of Miami /Department of Fire-Rescue has shared the following information to the Biscayne Neighborhood Association. We would like to pass it along to all of our residents.

Hurricanes can be dangerous killers. Becoming familiar with the hurricane warning messages and planning ahead can reduce your chances of injury or major property damage.



BEFORE THE STORM ARRIVES

- Plan an evacuation route.
- Contact the local emergency management office or American Red Cross chapter and ask for the community hurricane preparedness plan. This plan should include information on the safest evacuation routes and nearby shelters.
- Learn safe routes inland.
- Be ready to drive 20 to 50 miles inland to locate a safe place.
- Have a disaster supplies kit on hand.
- Make arrangements for pets. Animals may not be allowed into emergency shelters for health and space reasons. Contact your local humane society for information on local animal shelters.
- Make sure that all family members know how to respond after a hurricane.
- Teach children how and when to call 9-1-1, police, or fire department and which radio station to tune to for emergency information.

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Manager (cont. from page 1)

- Protect your windows. Permanent shutters are the best protection. A lower-cost approach is to put up plywood panels.
- Develop an emergency communication plan. In case family members are separated from one another during a disaster (a real possibility during the day when adults are at work and children are at school), have a plan for getting back together.
- Ask an out-of-state relative or friend to serve as the “family contact.” After a disaster, it’s often easier to call long distance. Make sure everyone in the family knows the name, address, and phone number of the contact person.

HURRICANE WATCHES AND WARNINGS:

A hurricane watch is issued when there is a threat of hurricane conditions within 24-36 hours. A hurricane warning is issued when hurricane conditions (winds of 74 miles per hour or greater, or dangerously high water and rough seas) are expected in 24 hours or less.

DURING A HURRICANE WATCH

- Listen to a battery-operated radio or television for hurricane progress reports.
- Check emergency supplies – Fuel car.
- Bring in all outdoor objects such as lawn furniture, toys, and plants from balconies.
- Turn refrigerator and freezer to coldest settings. Open only when absolutely necessary and close quickly.
- Store drinking water in clean bathtubs, jugs, bottles, and cooking utensils.
- Review evacuation plan.

DURING A HURRICANE WARNING

- Listen constantly to a battery-operated radio or television for official instructions.
- Store valuables and personal papers in a waterproof container on the highest level of your home.
- Avoid elevators.

IF AT HOME

- Stay inside, away from windows and glass doors.
- Keep a supply of flashlights and extra batteries handy. Avoid using open flames, such as candles and kerosene lamps, as a source of light.
- If power is lost, turn off major appliances to reduce power “surge” when electricity is restored.

IF OFFICIALS INDICATE AN EVACUATION IS NECESSARY

- Leave as soon as possible. Avoid flooded roads and

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Manager (cont. from page 2)

watch for washed-out bridges.

- Secure your home by unplugging appliances.
- Tell someone outside of the storm area where you are going.
- Bring pre-assembled emergency supplies and warm protective clothing.
- Pack blankets and sleeping bags to take to a shelter.
- Lock up home and leave.

AFTER THE STORM

- Stay tuned to local radio for information.
- Help injured persons and give first aid where appropriate.
- Do not move seriously injured persons unless they are in immediate danger of further injury. Call for help.

RETURN HOME ONLY AFTER AUTHORITIES ADVISE THAT IT IS SAFE TO DO SO

- Avoid loose or dangling power lines and report them immediately to the power company, police, or fire department.
- Enter your home with caution.
- Check refrigerated foods for spoilage.
- Take pictures of any damage to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads and washed-out bridges.
- Use telephone only for emergency calls.

Bicycle Rack

Thank you to those who removed the bikes allowing us to clean the area and make space for new bikes. When placing your bike in the bike area, please make sure that you register it with the office. We have noticed that many of the bikes that were in the area were old bikes from tenants who no longer lived here. We want to make sure that everyone can use the space

and this is why we would like to make sure they are registered at the office. If they are not registered, we will have them removed.

North Back Hallway (closest to the service elevator)

The service hallway (on the north side of the building – leading out to the tennis courts) will be closed starting Wednesday, June 12th through Monday, June 17th while the flooring is being replaced in this area. During this time, the hallway can only be used for minimal foot traffic - no carts or dollies may be used in the area. The hallway will be totally shut down from 5:00 pm until 8:00 am each day. Please enter and exit through the main lobby during this time. This WILL NOT affect the service elevator or the entrance to the gym.

Residents on the first floor are being asked to please use the laundry facilities on other floors during those days. No deliveries or moves will be allowed during this time. We are working with the contractor and will do our best to try to have the work completed earlier, but cannot guarantee that they will be able to finish ahead of schedule. We will keep you posted and thank you in advance for your cooperation and understanding while we continue to make improvements to our building.

Landscaping

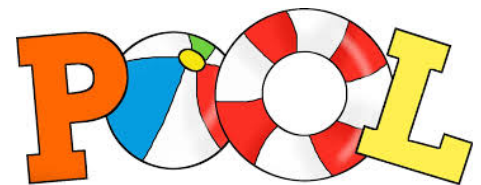
The new shrubs have been planted in front of the piece of fence adjacent to the Paraiso parking garage. By the end of the summer they will fill in and will soon cover the fenced area. We have also lost one of our royal palms that border the sidewalk in the middle of our parking lot. It had to be removed due to disease. Good News, the disease has not spread to the other Palm Trees.

East Windows

We are happy to announce that the project to waterproof the east facing windows has been completed. While

we are still working with the insurance for a permanent fix, our goal was to waterproof the area to protect it from water intrusion before the start of hurricane season.

We have also worked on a temporary fix to the east-facing windows in the Penthouse stairwell. The windows were never changed with the east side windows, so they have been covered with Plexiglas and sealed against water intrusion until we come up with a permanent solution.

**Pool Maintenance Vendor**

We are pleased to announce that we have hired a new company to handle the maintenance of our pool and fountain. Residents have voiced their concern regarding the lack of attention to our pool and our fountain and we look forward to seeing improvements in the way the new company services both of these areas.

FPL

We have been working with FPL diligently for over 12 months trying to get them to trim the neighbors' trees around the utility poles and wires. With a lot of follow up and persistence, they have agreed and have removed the leaning pole (closest to the seawall, next door property) and trimmed the trees around the wires. They have flown drones in the area and have discovered there was an issue with one of the transformers. They will be replacing the part and hopefully, we will see fewer power failures and be ready for hurricane season.

Security Update

Hours for the Front Desk / Rover are being extended for the summer months

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Manager (cont. from page 3)

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.

Just a reminder that all guests must show ID when entering the property. Entering through the exit gate is prohibited. **NEW SIGNAGE** - We have installed a sign at the front gate as a reminder for everyone to be prepared to show their identification to our security. There is also a new sign on the side of the exit gate to remind everyone that the exit gate should not be used as an entrance.

REMINDERS

Pets, pets, pets!

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

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.

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.



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Tune-Up Tips

Your bags are packed, your maps are unfolded, and the kids all have their snacks. You and your family are ready for your road trip, but is your car? As the weather gets warmer, there are some things you should do to ensure that every trip, short or long, is a safe one.

Do a check of all of your exterior lights and windshield wipers. Look over your tires to make sure that the tread is not worn down. Don't forget to check your spare also. This is a great time to get out your jack, make sure it is in working order, and review how to use it.

Under the hood, check the belts, battery, and all fluid levels. It is a good idea to get a fresh oil and filter change before and after a road trip. Fill up the washer fluid reservoirs and wash all the windows.

Inside your vehicle, do a safety check of all of your seat belts. Check any car seats that are in your car, making sure that they have been installed according to the manufacturer's instructions. Keep a safety kit in your vehicle. This should include first aid supplies, a wrench, screwdriver, flashlight, safety flares, extra water, and some rags.



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Great opportunity to update or reconfigure your own pied-a-terre on Biscayne Bay. This unit offers a direct NE water view, overlooking the newly resurfaced tennis court. Edgewater is rapidly rising to be THE desired neighborhood to live in. This 822sqft 1-bdrm has ample storage w/walk-in closet. Easy walk to Midtown or head over to Design District for Friday night free live concert. Walk-ability factor is 90 ("Walker's Paradise"). Catch the free trolley to Arts District, Bayside, Bayfront Park & Brickell.

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Excellent References
 Resume Available on Request

Summer Milkshake Recipes

Red, White & Blue Milk Shakes

- 1 quart strawberry ice cream
- 1 cup milk
- 1/2 cup strawberry preserves
- 1/4 cup frozen whipped topping, thawed
- 1/4 cup fresh blueberries, washed

Combine the ice cream, milk, and strawberry preserves in a blender. Blend until well combined. Pour into glasses, top with whipped topping and blueberries.

Chocolate Peanut Butter Milkshake

- 1 cup cold milk
- 1/3 cup chocolate syrup
- 2 tablespoons creamy peanut butter
- 1-1/2 cups vanilla ice cream

Place ice cream, milk, chocolate syrup and peanut butter in blender. Blend

until well combined.

Mocha Mudslide Milkshake

- 1 cup m
- 2/3 cup sliced ripe bananas
- 2 tbsp sugar
- 1 tsp instant coffee
- 1/4 cup vanilla low-fat yogurt

Place the milk, banana, sugar and coffee granules in a blender and blend until well combined. Freeze in a blender container for 1 hour or until slightly frozen. Loosen frozen mixture from the sides of blender container, add yogurt and blend until smooth. Garnish with banana slices.

Banana-Mango Milkshake

- 1 whole mango

- 1 whole banana
- 2 scoops vanilla ice cream
- 1 1/4 cup milk
- 1 tablespoon sugar

Peel and pit mango. Peel banana. Place all ingredients into blender and blend until well combined.



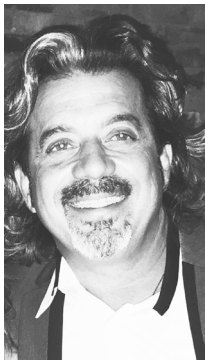
Cafe Latte Milkshake

- 1-1/2 cups cold coffee
- 2 scoops vanilla ice cream
- 2 tablespoons chocolate syrup.

Place all ingredients into blender and blend until well combined.

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