



BAY PARK Towers

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

Volume 3 Issue 10

March 2020

BAY PARK TOWERS Condominium Association, Inc.

3301 NE 5th Avenue
Miami, FL 33137

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Valet 305-573-3607

Security 305-573-3099

OFFICE HOURS

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



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Message from your Board of Directors and your Management Team at AKAM

In an effort to be responsible and to protect everyone's health and safety the Board of Directors has decided to close all the common areas effective immediately, until further notice. This decision will be continually monitored. We understand that this will be difficult for some residents but, are concerned both for fellow residents and staff.

Please read through the new steps we are taking to protect our residents and staff:

Common areas closed:

1. Pool, & pool sitting area.
2. Tennis court
3. Gym
4. Recreational room.
5. Lobby waiting area by management office
6. Lobby seating area reduced to 2 seats

Restrictions effective immediately:

1. Realtor Showings - limited to no more than 3 people per agent, including agent.
2. No open house events.
3. Food deliveries must be picked up at the valet area. Residents requiring special accommodations must contact management to make the necessary arrangements.
4. All current construction will be allowed to continue. No new construction will be allowed or approved to commence. Residents, please restrict yourselves from



contacting estimators, as no future work will be approved to commence until further notice.

In an effort to protect both staff and residents, any interaction (besides picking up packages) with the front desk and office should be limited to email or phone calls. The staff is stepping up cleaning procedures even more than they have been doing.

Self-quarantining should be reported to the front desk. Procedures will be in place for package delivery and trash removal for these residents.

If you have been tested, and the result is positive, the front desk must be made aware immediately. Procedures will be in place from package delivery and trash removal for these residents.

We will continue to keep you informed of any new development from the CDC and updates from our local government.

Continued on page 2

Board (cont. from page 1)

You may reach the Miami-Dade County Florida Department of Health COVID-19 hotline at (305) 3242400. For questions about COVID-19 in Florida, please call the Florida Department of Health at 1-866779-6121 or visit [cdc.gov](https://www.cdc.gov).

We understand that this will be difficult for some residents with closing of the common area and the measures being taken. As we appreciate your effort in communicating the below please rest assure that the Board's and AKAM highest priority is the safety of the residents and employees. Kindly note have copied Board of Directors and onsite team for their reference.

Please note we need to work together for the best interest of the community as a whole. As you may know, Governor DeSantis has declared all of Florida to be under a state of emergency and Bay Park is actively taking the necessary steps. Although we appreciate your feedback, we are all working together through this crisis and will minimize responding to multiple emails since we need to ensure best practices for protocols for COVID-19. Please do note FS 718.112 (2)(A)(2) outlines response times to unit owner and allows a 30 day window.

Warm regards and stay safe!



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Water-Saving Tips

As part of a community, it is vital that all residents be proactive in reporting leaks so that management can address them immediately and eliminate any potential damage that may be caused by leaks. The following is a list of tips suggested for all residents to put into practice:



- Check faucets and pipes for leaks.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- Don't use the toilet as an ashtray or wastebasket.
- Every time you flush a cigarette butt, facial tissue or other small bits of trash, five to seven gallons of water is wasted.
- Check your toilets for leaks.
- Put a little food coloring in your toilet tank. If without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install. The Maintenance Staff will install flappers at no cost.
- Take shorter showers.
- One way to cut down on water use is to turn off the shower after soaping up, then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.
- Turn off the water while brushing teeth.
- Use your dishwasher and clothes washer for only full loads.

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SOLD! Well, that's great to say; however, sometimes the picture is not as clear. Here's our current picture as of March 9, 2020:

Market Update

*INFO TAKEN FROM MLS ALL AGENCIES

11 UNITS SOLD IN THE PAST 6 MONTHS

5 STUDIOS

5 ONE BEDROOMS

1 TWO BEDROOM

- ✓ The Median sales price of ALL sales is \$160,000
- ✓ The Highest sales price was the 2/2 at \$230K
- ✓ The Lowest sales price were two units at \$138,500
- ✓ Average days on market for all sales was 94 days
- ✓ There are two "Pending" sales; both one bedrooms
- ✓ There is one studio unit that is "Active w/Contract"

Looking forward to prices increasing.

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