



# BAY PARK Towers

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

Volume 4 Issue 5

October 2020

**BAY PARK TOWERS**  
**Condominium Association, Inc.**  
3301 NE 5th Avenue  
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**OFFICE HOURS**  
**Mon - Fri** ..... 8:00AM - 5:00PM



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## Message From The Board Of Directors

We would like to take this opportunity to welcome to our team both Patricia Goya, our newest member of the Board of Directors and Maria Machin, our new Property Manager.

**Patricia (Patty)** has been a resident of Bay Park Towers for over 5 years. She has a positive attitude and is always approachable and willing to help the board since this too is her home and investment. We are excited she is part of our team and we look forward to working with her on all our upcoming and ongoing projects.

**Maria Machin** comes to us with a wealth of property management experience and completed many capital improvement projects in her career. She was with her previous building for over 13 years where she completed a concrete restoration project, which will come in handy for us. Please join us in welcoming Maria to the Bay Park Towers family.

We would also like to thank Alberto for all his dedication and hard work during his time with us. We wish Alberto all the best in his new endeavors. He will be missed by all.

## UPDATES

### Replacement of Lobby Old A/C Duct | PH and Electrical Room Duct:

We thank you for your patience while we worked on replacing the old A/C duct in the lobby. There was an ongoing leak in the lobby ceiling that could not be successfully repaired in house. We had 3 companies come out to inspect and provide a quote, A/C Pro-tech was awarded the job and they were also the same vendor who worked in our gym. The Roof, PH and Electrical room insulation was awarded to Star Insulation who did a great job on the 12<sup>th</sup> floor. Both Star and A/C have worked in our building and both have proven themselves by the quality of work they have performed.

### Tennis Court:

After much consideration, we have decided to move forward with repaving the tennis court due to several cracks in the surface. Since the tennis court is only 4 years old, we wish to keep it well maintained and safe for our residents to enjoy.



*Continued on page 2*

## **Updates** *(cont. from page 1)*

### **Landscaping:**

Our annual tree trimming and mulching of the property will take place week of October 26<sup>th</sup>. We will provide instructions closer to the date as they are received from our vendor.

### **Elevator Protection Pads:**

Elevator protection pads have been ordered for the service elevator. The elevator pads will be placed in the elevator when the elevator is reserved for move in and outs and when contractors are transporting materials.

### **Pool Vendor:**

Effective October 13<sup>th</sup>, we have terminated our current contract with American Pool and signed a new contract with All Florida Pool. All Florida Pool was chosen due to the reference and savings to the association.

### **Pool Heater:**

Our vendor ran into some issues trying to repair the pool heaters. They are working on getting them working as soon as possible. Once they are working, we will be sending out a communication to the community. We apologize for the inconvenience and hope to have this up soon.

### **Cabana:**

The cabana project has been delayed more then we would have liked, but we have overcome many obstacles that were holding us back. We have passed all inspections to date and we should see more movement commencing Monday October 12<sup>th</sup>, 2020. We feel confident the cabana project should not take much longer.

### **Concrete Restoration:**

Concrete restoration project is moving along smoothly and quickly. The engineers have completed all the tapping of the units they requested and are now putting a package together to send out to bid for a contractor. We are still looking at approximately 3-4 weeks for the package to be put together and then sent out to bid. Once the bids are received, they will be reviewed, and a contractor will be awarded the complete job. While the engineers are putting the package together, we have wasted no time and commenced line 10 due to the condition and for the engineers to see what they are actually dealing with. The manager has done a great job sending out communications informing the community of the noise and areas that have been closed off or under construction. We do ask that you please be cautious when walking through the areas that are being worked on.

### **Electric Vehicle Charging Station:**

As per our last update, the electrical car station has arrived

at the office and we were waiting for the permit to arrive. As of Friday October 9<sup>th</sup>, our vendor has received the permit and will commence installation week of October 19<sup>th</sup>. We are excited about the station and hope you are as well.

### **Dock & Seawall:**

The dock and seawall project are still ongoing. We have met with DERM and they have provided us with what documents were needed to move forward. We have worked with our engineers to provide DERM with what was requested, so hopefully it will not be much longer for us to receive the permit needed for the repairs. We are as anxious as all of you to get this completed, so we can enjoy our dock.

### **Filter Change:**

We will commence changing the filters in the units week of October 19<sup>th</sup>. A schedule to the residents will be sent before the work commences outlining dates and floors.

### **Rodents:**

Let me start off by saying that our building is ***NOT*** infested with rodents, despite what you hear from a few residents who want you to believe differently. Back in July, we sent out a newsletter letting everyone know that we have added bait traps in the laundry rooms and one on each floor in the stairwell.

Since no mice have been caught in those areas, we have removed a few of them and added them to different areas throughout the building. The building has always had traps along the outside perimeter, and we have also added traps on the roof and other areas inside the building. Our pest control vendor has been monitoring the issue and is on site checking different areas of the building and baits located outside of the building.

Any unit which had issues, has been inspected by a professional and every unit with the issue had the same outcome, which is holes either behind their sink or dishwasher. We have sent out a letter to inform the community to please make sure that you check for holes and any opening found, have them sealed. Once those units seal the holes correctly, the issue has fixed itself. We are doing our part and sealing any open areas in the common areas and around the building and we ask that you do your part as well.

Maintenance is still conducting their inspection, but like the email sent out says, we are inspecting for "visible holes" we will not be removing your dishwasher or counters to look for any openings, so please make sure you conduct a thorough inspection of your unit.

## Friendly Reminders:

- If someone in the building has tested positive or has had contact with someone that has tested positive for COVID-19 we ask you to please report it to the office immediately. Thank you to the resident who took the time and reported their condition to the office, we know this was your choice and residents also were very grateful to you.
- When smoking, please be considerate of your surrounding neighbors and do it outside on your balcony, if you do smoke on your balcony, please use an ashtray and do not toss the cigarette butts out of your balcony. Please remember that smoke travels through the vents and is very unpleasant to non-smoking residents.
- Picking up after your dog is the responsible thing to do as a dog owner. We ask that you continue to keep your dog on a leash and pick up after them. If they have an accident in the building, please be sure to clean it up and notify a staff member if you need assistance.
- Keep in mind that all units have assigned parking if someone is parked in your parking space do not take someone else's space, please contact security or valet immediately and they will contact management. Management is the only one authorized to allow Booting on vehicles not parked in their assigned spaces.
- Refrain from slamming your doors when entering or exiting your unit. This is a nuisance to your neighbors. Keep in mind that if you leave your balcony door open this will cause a vacuum in your unit making it easier for your door to slam when opened.
- If you have not done so, please sign up for ONR. As mentioned, this is a great tool to receive text updates on emergencies happening in the building, updates if something happens over the weekend or if there is a power failure and also to vote and take surveys (when created) on line.

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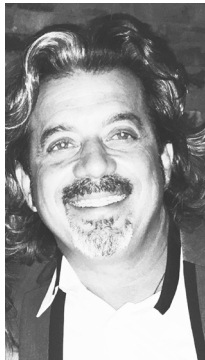
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