



DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 18 Issue 5

December 2019

Delvista Towers Condominium Association

20225 NE 34th Court
Aventura, Florida 33180

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9:00 AM - 5:00 PM

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Message from the Manager

Happy Holidays!

We have made it through 2019 and have accomplished so many things during my first year as your manager. I would like to recap all that we have done and let all of you know that I look forward to 2020!

The construction project for Phase I is complete with the exception of punch list items and some doors installations. We are aware of some woodworking issues as well as wall paper and tile etc. These are all part of our punch list. If you should see anything, please feel free to email the office so we can add it to our list. Phase II is under way. We are hoping to get this completed by the end of the year with just punch list items remaining, however our gym glass doors and some of our furniture are on back order. We are working hard to get everything complete.

PH Pool. The contract is signed and the new penthouse pool for tower I will begin in January. Cooling Tower support repairs- This will also begin in January.

The building has had the following repairs and or replacements; new boiler, upgraded spa plumbing, pool leak repairs, pool umbrella replacements, planters removed, new pool handle casings, roof repairs and a preventative maintenance plan in place with Best Roofing, irrigation repairs, numerous plumbing repairs to domestic and fire line, rain leaders and sprinklers, numerous leak repairs including valet, mail room, card room, 2nd floor party room, lobby hallways, new tennis court fence netting,

Continued on page 2



Mensaje del gerente

¡Felices vacaciones!

Hemos llegado hasta 2019 y hemos logrado muchas cosas durante mi primer año como su gerente. ¡Me gustaría recapitular todo lo que hemos hecho y hacerles saber a todos que espero con ansias el 2020!

El proyecto de construcción para la Fase I se completa con la excepción de los elementos de la lista de perforaciones y algunas instalaciones de puertas. Somos conscientes de algunos problemas de carpintería, papel de pared y azulejos, etc. Todos estos son parte de nuestra lista de perforaciones. Si ve algo, no dude en enviar un correo electrónico a la oficina para que podamos agregarlo a nuestra lista. La fase II está en marcha. Esperamos completar esto para fin de año con solo elementos de la lista de golpes restantes, sin embargo, las puertas de vidrio de nuestro gimnasio y algunos de nuestros muebles están en espera. Estamos trabajando duro para completar todo.

PH Pool. El contrato está firmado y la nueva piscina del ático para la torre comenzará en enero. Reparaciones de soporte de la torre de enfriamiento: esto también comenzará en enero.

El edificio ha tenido las siguientes reparaciones y / o reemplazos; nueva caldera, tuberías de spa

Pasa a la pagina 3

Manager (cont. from page 1)

upgraded electrical panel for the generator, booster pump for the domestic water, upgrade electrical systems, new drain line for rear parking lot, new tennis court water fountain, new life safety system to include new strobes, speakers, detectors and fire communication panel, key logging system, AC improvements and new systems, new camera systems, new security call buttons, new incident reporting system, new valet uniforms, implementation of a package room and staff, upgrading lighting throughout the building including stairwells to energy saving LED lighting, pool deck and expansion joint repairs to the main pool and 2nd floor rear party room deck.

We have also been working hard to design and implement policies and procedures for all departments and to do ongoing staff training and continuing education for each area. There is a new online share drive that now saves all documents electronically in an organized and easy to retrieve system. This also eliminates unwanted paper storage.

We have many plans for 2020 with the first being the completion of the remodel. We are looking forward to organizing social events for the building and improving resident life here at Delvista. If you have any ideas for the community, please feel free to reach out to us anytime.

It has been a wonderful first year at Delvista and I wish each and everyone of you a very Happy Holiday Season.



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DELVISTA

STATUS	ADDRESS	BD/BA	LA SF	LIST \$
Active	20225 NE 34 Ct 1619	2/2	1,169	\$299,000
Active	20225 NE 34 Ct 1819	2/2	1,169	\$299,000
Active	20225 NE 34 Ct 2013	2/2	1,158	\$279,500
Active	20225 NE 34 Ct 2212	2/2	1,112	\$279,000
Active	20355 NE 34 Ct 526	2/2	1,213	\$245,000

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Gerente (viene de la pagina 1)

mejoradas, reparaciones de fugas de piscina, reemplazos de sombrillas de piscina, sembradoras removidas, cubiertas de manijas de piscina nuevas, reparaciones de techos y un plan de mantenimiento preventivo implementado con Best Roofing, reparaciones de riego, numerosas reparaciones de tuberías a líneas domésticas y de bomberos, líderes de lluvia y rociadores, numerosas reparaciones de fugas que incluyen servicio de valet, sala de correo, sala de tarjetas, sala de fiestas del segundo piso, pasillos del vestíbulo, nueva red de cerca de cancha de tenis, panel eléctrico mejorado para el generador, bomba de refuerzo para el agua doméstica, sistemas eléctricos mejorados, nueva línea de drenaje para el estacionamiento trasero, la nueva fuente de agua de la cancha de tenis, el nuevo sistema de seguridad de la vida que incluye luces estroboscópicas, altavoces, detectores y panel de comunicación contra incendios, sistema de registro de teclas, mejoras de CA y nuevos sistemas, nuevos sistemas de cámara, nuevos botones de llamada de seguridad, nuevos informes de incidentes sistema, nuevos uniformes de valet, implementación de una sala de paquetes y personal, mejora de la iluminación en todo el edificio, incluidas las escaleras para iluminación LED de ahorro de energía, reparaciones de la cubierta de la piscina y la junta de expansión de la piscina principal y la cubierta de la sala de fiestas trasera del segundo piso.

También hemos estado trabajando arduamente para diseñar e implementar políticas y procedimientos para todos los departamentos y para realizar capacitación continua del personal y educación continua para cada área. Hay una nueva unidad compartida en línea que ahora guarda todos los documentos electrónicamente en un sistema organizado y fácil de recuperar. Esto también elimina el almacenamiento de papel no deseado.

Tenemos muchos planes para 2020, siendo el primero la finalización de la remodelación. Esperamos organizar eventos sociales para el edificio y construir y mejorar la vida de los residentes aquí en Delvista. Si tiene alguna idea para la comunidad, no dude en comunicarse con nosotros en cualquier momento.

Ha sido un primer año maravilloso en Delvista y les deseo a todos y cada uno de ustedes una muy feliz temporada de fiestas.

From The Editor

This newsletter is by and for the residents of Delvista Towers. Our goal is to create an informative and entertaining publication for the enjoyment and benefit of all. We look forward to contributions and suggestions from you, but we do reserve the right to decide what will be published. You can write to me directly reginarealtor203@gmail.com. I enjoy hearing from you.



Aviso De La Editora

Recordamos que este boletín en por y para los residentes de Delvista Towers. Nuestra meta es crear una publicación entretenida e informativa para beneficio de todos. Siempre esperamos sus contribuciones y sugerencias pero recuerde que nos reservamos el derecho de publicación ya que el espacio es limitado. Escribanme a reginarealtor203@gmail.com.

DECEMBER BIRTHDAYS

- Zoila Fiegler-20
- Robert Hoopes-21
- Stacey Hipsman-23
- Gary Hirshel-28

DECEMBER

ANNIVERSARIES

Marilee and Gene Bass-20

Belated birthday wishes to our one and only, Vanessa Pena-November 15



Cathy Clark, Frankie, Emilio and Jairo making holiday magic at this festive time of year.

Photo on bottom - left are helpers Alex and Teri



People Column

Condolences to the family of Joan Goldstein, on her recent passing.

Condolences to the family of Edith Kohl, on her recent passing.





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