



# DELVISTA VIEW

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

Volume 18 Issue 12

July 2020

## Delvista Towers Condominium Association

20225 NE 34th Court  
Aventura, Florida 33180

### ASSOCIATION OFFICERS

**President**..... Carl Burkins  
**Vice President** ..... Louise Rudnick  
**Treasurer** ..... Mariano Magro  
**Secretary**..... Gadi Leshem  
**Director** ..... Regina Goldfein  
**Director** ..... Guillermo Seifer

### PROPERTY STAFF

**Manager** ..... Kenneth (Ken) Deutsch  
**Administrative Asst.** Vanessa Pena  
**Chief Engineer** ..... Eddie Suarez

### IMPORTANT NUMBERS

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**Fax** ..... 305-937-1599  
**Security** ..... 305-937-0188 x203  
**Maintenance** ... 305-937-0188 x205  
**Guard House**..... 305-937-0404  
**Valet**..... 305-937-0188 x204

### OFFICE HOURS

Monday-Friday  
9:00 AM - 5:00 PM

### NEWSLETTER EDITOR

Regina Goldfein ..... 305-934-6731  
E-mail.. reginarealtor203@gmail.com  
Spanish Translation..... Vanessa Pena

**Hard copy of this newsletter  
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## PRESIDENT'S MESSAGE

Dear Friends and Neighbors,

I hope this newsletter finds you safe and healthy. Currently Miami Dade County is the epicenter for the Covid-19 virus. The Worldwide Pandemic shows few signs of slowing down in the next few weeks, especially here in South Florida.

It's been four months since the Covid-19 pandemic virus first hit us and has affected our daily lives as well as our day to day operations at Delvista, all while trying to close out a major renovation. The challenges that all of us are facing can be daunting, however, together we will prevail. Please continue to social distance and wear masks outside of your private residencies to keep us all safe.

I would like to Welcome Kenneth (Ken) Deutsch as our new property manager. Ken has over 20 years' experience as a property manager and has supervised many projects throughout South Florida. Feel free to stop by, say hello and to contact him to discuss any day to day issues that may arise.

*Continued on page 2*

## MENSAJE DEL PRESIDENT

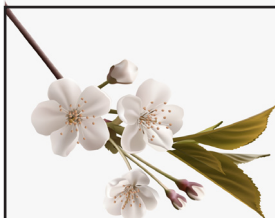
*Queridos amigos y vecinos:*

*Espero que este boletín los encuentren seguros y saludable. Actualmente, el condado de Miami Dade es el epicentro del virus Covid-19. La pandemia mundial muestra pocos signos de desaceleración en las próximas semanas aquí, en el sur de Florida.*

*Han pasado cuatro meses desde que el virus de la pandemia Covid-19 nos golpeó por primera vez y ha afectado nuestras vidas diarias, así como las operaciones diarias aquí en Delvista, todo al mismo tiempo de intentar cerrar una renovación importante. Los desafíos que todos enfrentamos pueden ser desalentadores, pero juntos prevaleceremos. Continúe con la distancia social y use máscaras fuera de sus residencias para mantenernos a todos a salvo.*

*Me gustaría dar la bienvenida a Kenneth (Ken) Deutsch como nuestro nuevo administrador de la propiedad. Ken tiene más de 20 años de experiencia como administrador de propiedades en muchos proyectos en todo el sur de Florida. Siéntase*

*Pasa a la pagina 3*



## PEOPLE COLUMN

Condolences to Willa Ingwer and her family on the recent passing of Irving.

**President (cont. from page 1)**

I want to wish our former property manager, Teri Datillio, success in all her future endeavors, and extend our sincere appreciation to Vanessa Pena for her five years of service and invaluable help during this transition period.

There is a small fraction of residents that are attempting to recall the current Association Board. It is certainly within their rights to do so, however, the misinformation and scare tactics have no place in our community. Fact: the architects of the recall movement has cost the association approximately \$15,000 this month alone by their requests to our legal firm. In addition, the innumerable hours required from our management and administrative team to accommodate multiple requests without any communication or justification as to the purpose or what the issue is.

During this pandemic this is a brazen attempt to use social media scare tactics to undo a duly elected board without any proof of the allegations being stated. There is a lack of balanced information and clarity as information is cherry picked without any input from the board to verify information.

The board is more than willing to schedule a meeting to discuss any issues that are a concern.

**CURRENT ISSUES UPDATE**

1. The Association and Capitol Construction are currently involved in a dispute over the new doors and the fire rating. Let me assure you that all our systems are operating properly, and we are engaged with Capital to come up with a solution before having to go into litigation.

2. The following areas are complete and waiting City of Aventura recertification; Library, card room, party room, game room and gym. We cannot open them until Miami Dade and CDC protocols are approved.
3. The Association and our Vendors are currently reviewing all contracts that that are up for renewal. This includes actively negotiating same or reduced rates.
4. Restore contract for the Penthouse Pool Renovations in Tower I was approved before the Pandemic and delayed due to permitting issues. At times there may be noise associated with their use of equipment which will be from 9:00 am till 5:00 am Monday - Friday.
5. We are in the middle of Hurricane season. We have already had the Landscaping company prepare the grounds. If you are leaving the building for more than 3 days, please close your shutters. If you need help securing your shutters the office is compiling a list of volunteers to assist you.
6. Ken our property manager has been tasked with engaging Turnberry to ascertain solutions including the use of nets t to solve our golf ball issues in the parking lot.
7. We have had a request to change the current grass cutting schedule to every week versus every other week during the rainy season as the grass grows higher quickly. We have no problem changing the current contract to weekly, however, be informed it will be an additional cost to the association.
8. Electronic voting infrastructure and logistics are complete. We will need to give a 14day notice as well as board approval before the system can be used. We are pleased that going forward this new system will make is easier for all of our residents to participate, will be approved by the membership in an open meeting.

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**Presidente** (viene de la pagina 1)

libre de visitarlo, saludarlo y contactarlo para cualquier problema que pueda surgir día a día.

Quiero desearle a nuestra ex administradora de propiedades, Teri Dattalio, el éxito en todos sus esfuerzos futuros, así como extender un sincero agradecimiento de la junta a Vanessa Pena por sus cinco años de servicio y su valiosa ayuda durante este período de transición.

Hay una pequeña fracción de residentes que intentan retirar la Junta de Asociación actual. Ciertamente está dentro de sus derechos hacerlo, sin embargo, la desinformación y las tácticas de miedo no tienen cabida en nuestra comunidad. Hecho; El arquitecto del movimiento de retiro le ha costado a la asociación aproximadamente \$ 15,000 solo este mes para obtener información de nuestra firma legal, así como muchas horas del equipo administrativo aquí en la oficina para atender estas solicitudes sin ningún propósito de comunicación o justificación de cuál es el problema.

Durante esta pandemia, esto es un intento descarado de usar tácticas de miedo en las redes sociales para deshacer una junta debidamente elegida sin ninguna prueba de sus acusaciones. Hay una falta de información equilibrada y claridad, ya que la información se selecciona sin ningún aporte de la junta para verificar la información.

La junta está más que dispuesta a programar una reunión para discutir cualquier tema que le preocupe.

**ACTUALIZACIÓN DE PROBLEMAS ACTUALES**

1. La Asociación y la Construcción del Capitolio están actualmente involucrados en una disputa sobre las nuevas puertas y la clasificación contra incendios. Permítame asegurarle que todos nuestros sistemas funcionan correctamente y que nos hemos comprometido con Capital para encontrar una solución antes de tener que iniciar un litigio.
2. Las siguientes áreas están completas y esperando la recertificación de la Ciudad de Aventura. Biblioteca, sala de juegos, sala de fiestas, sala de juegos y gimnasio. No podemos abrirlos hasta que se aprueben los protocolos Miami Dade y CDC.
3. La Asociación y los proveedores externos están revisando todos los contratos que están por renovar. Esto incluye negociar activamente tarifas iguales o reducidas.
4. El contrato de restauración para las renovaciones de la piscina del ático en la Torre II se aprobó antes de la pandemia y se retrasó debido a problemas de permisos. A veces puede haber ruido asociado con el uso del equipo que será de 9:00 a.m. a 5:00 a.m. de lunes a viernes.

5. Estamos en la mitad de la temporada de huracanes. Ya hemos hecho que la empresa de jardinería prepare los terrenos. Si abandona el edificio durante más de 3 días, cierre las persianas. Si necesita ayuda para asegurar sus persianas, la oficina está compilando una lista de voluntarios para ayudarlo.
6. Ken, nuestro administrador de la propiedad, se ha encargado de involucrar a Turnberry para buscar soluciones, incluidas redes que se utilizan para el problema de la pelota de golf en el estacionamiento.
7. Hemos tenido una solicitud para cambiar el horario actual de corte de césped a cada semana en comparación con cualquier otra semana durante el verano, ya que el césped no crece tanto en estos meses calurosos. No tenemos problemas para cambiar el contrato actual a semanal, sin embargo, tenga en cuenta que será un costo adicional para la asociación.
8. La infraestructura de votación electrónica y la logística están completas. Tendremos que dar un aviso de 14 días, así como la aprobación de la junta, antes de que se pueda usar el sistema. Nos complace que en el futuro este nuevo sistema facilitará la participación de todos nuestros residentes. Si lo aprueba la membresía en una reunión abierta.



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## Miami-Dade County Requires FACIAL COVERINGS IN PUBLIC


Effective as of 9 am on July 2, 2020, Miami-Dade County has issued **Amendment 1 to Emergency Order 20-20** requiring all persons throughout the County to wear a mask or other facial covering when in public.

A mask or other facial covering must comply with the recommendations of the CDC, as such recommendations may change from time to time. The current CDC guidelines recommend wearing a mask or facial covering which snugly covers the face and mouth, whether store bought or homemade, which is secured with ties or ear loops, include multiple layers of fabric, allow for breathing without restriction, and which is able to be laundered and machine dried without damage or losing shape.

Persons wearing facial coverings should review the CDC and Florida Department of Health guidelines regarding safely applying, removing, and cleaning such coverings, which are found at: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/how-to-wear-cloth-face-coverings.html>. Examples of compliant homemade masks and other facial coverings may be found at: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/diy-cloth-face-coverings.html>. Persons should not utilize N95 rated masks, as those are critical supplies for health care workers, police, fire, emergency management, or other persons engaged in life/safety activities.

***Masks and other facial coverings are NOT REQUIRED:***

- at or inside a private residence or private automobile
- at or inside any religious institution, without limitation
- inside a hotel, motel, or commercial lodging establishment guest room, or inside any apartment
- of children under the age of two years
- of persons who cannot wear a mask or facial covering due to an existing medical condition
- of an individual who is hearing impaired or an individual who is communicating with an individual who is hearing impaired
- where federal or state safety or health regulations prohibit the wearing of facial coverings
- of persons actively engaged in strenuous physical activity, either inside or outdoors
- of persons swimming or engaged in other activities which may cause the facial covering to become wet
- while persons are actively eating, drinking, or smoking
- while a person is receiving services which require access to that person’s nose or mouth



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### 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. Escríbanme a reginarealtor203@gmail.com.



#### JULY BIRTHDAYS

- Alex Pena -7
- Sharon Bibergal-7
- Giovanna Nicolette-15
- Sue Hirshel-30
- Willa Ingwer-22
- Zeba Ezra-28
- July anniversaries
- Shay and Ester Zohar-2




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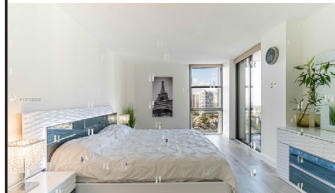
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