

# Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

*A Newsletter for the residents of the Southview at Aventura Condominium Association*

Volume 10 Issue 8

April 2020

**Southview at Aventura  
Condominium Association**  
3440 & 3350 NE 192 Street  
Aventura, FL 33180

### PROPERTY STAFF

**Managed By:** First Service Residential  
800-927-4599

[www.fsresidential.com](http://www.fsresidential.com)

**Manager** ..... Sam Jean-Baptiste  
[southviewcondo@ymail.com](mailto:southviewcondo@ymail.com)

**Janitorial**.....ASI Florida

**Maintenance Sup.** ...Jose Montes

### ASSOCIATION OFFICERS

**President** ..... Luis De Jesus  
[LuisSouthview@gmail.com](mailto:LuisSouthview@gmail.com)

**Vice Pres.** ..... Genovev Mendoza  
[GenovevSouthview@gmail.com](mailto:GenovevSouthview@gmail.com)

**Treasurer** ..... Howard Borden  
[HowardSouthview@gmail.com](mailto:HowardSouthview@gmail.com)

**Secretary**..... Marvin Silverman  
[MarvinSouthview@gmail.com](mailto:MarvinSouthview@gmail.com)

**Director** ..... Rhonda Goodman  
[RhondaSouthview@gmail.com](mailto:RhondaSouthview@gmail.com)

### IMPORTANT NUMBERS

**Office**..... 305-792-7766

**Fax** ..... 305-792-7786

**Email:** [southviewcondo@ymail.com](mailto:southviewcondo@ymail.com)

**Southview community website:**

[http://fsrsouth.fsrconnect.com/  
southviewataventura](http://fsrsouth.fsrconnect.com/southviewataventura)

**First Service 24 Hr Customer  
Care Center** ..... 866-378-1099

### NEW OFFICE HOURS

**Mon, Wed, Fri** - Open to residents  
/public..... 10:30am – 3pm

**Tues & Thurs** .. Manager available  
by appointment only

### NEWSLETTER

**Editor** ..... Genovev Mendoza



**Happy Easter Happy Passover**



## PAYMENT OF MAINTENANCE DUES

The Board of Directors understands the economic impact caused by this pandemic. Please understand that not paying your maintenance dues, the economic impact continues.

The association maintenance dues pay for all association expenses, such as liability and property insurance, which we cannot go without especially with hurricane season around the corner. Association maintenance dues also pay for the maintenance of our facilities, landscaping, security, and utilities. If any community association needs additional funding, it is done by a special assessment or a loan, which increases the financial burden on everyone. This will not be necessary if everyone continues to pay the maintenance dues. **FSR Clickpay system also accepts credit card payments and credit card companies /creditors are granting up to 90 days grace periods.** If you do not know how to use Clickpay to pay your maintenance dues by credit card, our property manager can assist you.

As of today, the association maintenance fees remain the same. However, the board may review the collection policy and budget in the future.

### Florida Law Regarding Maintenance Dues/Assessments

#### 718.116 - Condominiums

“The liability for maintenance dues/assessments may not be avoided by waiver of the use or enjoyment of any common element or by the abandonment of the unit for which the maintenance dues/assessments are made.”

#### 720.3085 - Homeowners

“The parcel owner’s liability for maintenance dues/assessments may not be avoided by waiver or suspension of the use or enjoyment of any common area or by abandonment of the parcel upon which the maintenance dues/assessments are made.”

## From the Property Manager

We continue to closely monitor updates related to COVID-19 from the Centers for Disease Control and Prevention (CDC), as well as the State of Florida, Miami-Dade County and the City of Aventura. We strongly urge our residents, their guests, and everyone to stay up to date with the CDC's informational page which can be found at <https://www.cdc.gov/coronavirus/2019-ncov/index.html>.

As your Board of Directors and Management Team, we would like to update you regarding additional steps that we have taken and/or strongly recommend, as well as federal, state, county and city orders, in order to further protect all of Southview at Aventura residents and employees during this coronavirus pandemic:

No Southview employee will be allowed to speak leisurely to any resident at Southview. **Please do not approach them.** This is for their and your protection. If you are in need of something, please contact the Property Manager by email at [Samantha.baptiste@fsresidential.com](mailto:Samantha.baptiste@fsresidential.com) or [southviewcondo@ymail.com](mailto:southviewcondo@ymail.com) and by phone at 305-792-7766 or 866-378-1099.

1. No applications for non-essential architectural changes inside the units (ARC), including but not limited to any non-essential construction work or installation, will be approved by the association until further notice.
2. No workers or personnel will be allowed at Southview to perform any non-essential work or service, including but not limited to cleaning service, grooming services, etc. Care giver personnel and services are exempt from this resolution.
3. **Southview Employees are not permitted to enter any unit unless there is an immediate emergency such as fire, flood or blood.** They may only enter in the event to assess the emergency to determine which emergency response unit should be activated. **Any and all events must be approved by management first.** Please do not invite an employee you're your unit for any reason. This precaution is for the safety of us all!
4. The association is strongly recommending postponing, if possible, any move-in and move-out requests, in order to avoid any potential source of virus infection.

**We would also like to remind you that if you or a member of your family should become infected, please send an email to the manager at either email address listed above as well as to [pandemic.south@fsresidential.com](mailto:pandemic.south@fsresidential.com). Please rest assured that all reports to management will remain confidential.**

The flyer advising you about keeping your distance posted in all common areas and elevators as a reminder of Social Distancing. If you can use the stairs, please do so and leave the elevators for our elderly residents.

Thank you for your continued understanding and cooperation.

## Exploiting the Coronavirus: Watch out for These Scams

By Evan Bradley



Beware...The bad guys are preying on your fears and sending all sorts of scams related to the Coronavirus (COVID-19).

Below are some examples of the types of scams you should be on the lookout for:

1. Emails that appear to be from organizations such as the CDC (Centers for Disease Control), or the WHO (World Health Organization). The scammers have crafted emails that appear to come from these sources, but they actually contain malicious phishing links or dangerous attachments.
2. Emails that ask for charity donations for studies, doctors, or victims that have been affected by the COVID-19 Coronavirus. Scammers often create fake charity emails after global phenomenons occur, like natural disasters, or health scares like the COVID-19.
3. Emails that claim to have a "new" or "updated" list of cases of Coronavirus in your area. These emails could contain dangerous links and information designed to scare you into clicking on the link.

Remain cautious! And, always remember the following to protect yourself from scams like this:

- Never click on links or download attachments from an email that you weren't expecting.
- If you receive a suspicious email that appears to come from an official organization such as the WHO or CDC, report the email to the official organization through their website.
- If you want to make a charity donation, go to the charity website of your choice to submit your payment. Type the charity's web address in your browser instead of clicking on any links in emails, or other messages.

## From the Rules & Regulations

5. Only patio or outdoor furniture and potted plants with a saucer are permitted on the screened Terraces; such furniture cannot extend above the railing; umbrellas are not permitted; hammocks may not remain hung on the screened terraces when not in use. No wind chimes are allowed, as they represent a noise nuisance to others.

a) No furniture, potted plants of any kind, and personal items are permitted on the exterior catwalk entrances. There are no exceptions for the units facing North and South with larger areas outside their front doors, Units F, H, R, and P. All other unit entrances and walkways are to remain clear of any personal items. All Entrances of all units are to remain clear of the same. All entrances of all units are to remain clear of any personal items. The only exemptions to this rule are: deliveries of medications, letters, UPS, FEDEX, AMAZON, and bottled water which are permitted when residents are not there.

b) No indoor/outdoor carpet or wood floor are is permitted, much less may be glued down on the screened terraces, balconies, or walkways; nor can it be reinstalled. It is most recommended that the balcony concrete floor is protected with a water proof sealant and then painted.

c) Pet owners must NOT leave their pets on the terraces unattended, where they may become a nuisance to other neighbors. Neighbors without pets have the right not be disturbed by pet noises and could ask the Association to intervene on their behalf. Pets may NOT make any noise during night hours 11:00 p.m. to 6:00 a.m.

## Insurance Essentials article written by Marcy Kravit, CMCA, AMS, PCAM, CFCAM

Community association managers are responsible for advising and assisting the board in facilitating the purchase of the association's insurance coverage. It is also critical that the manager do what is in the best interest of the association to protect and take action in preventing losses, which will lead in increases of financial costs and premiums. ...

Depending on your association's specific needs, here is a list of some recommended coverage:

Property, wind, boiler & machinery, terrorism, flood, crime & dishonesty bond (fidelity bond), directors & officers liability, commercial general liability, business automobile hired/non-owned, garage keepers liability, inland marine coverage, cyber security, workers' compensation, glass, association professional liability, umbrella, liquor liability, pollution, mold, accident coverage & employee benefit liability, and employee practice liability.

**It is just as important for managers to educate owners on what the association's master policy covers (common areas) and does not cover. It is also important to encourage all owners to purchase an HO6 policy to protect their personal property and belongings.**

For condominiums you can use this analogy. Each unit is a box, where if shaken, everything inside the box is the owner's responsibility, so the owner must carry an HO6 policy to cover what is inside.



Mobile (786)-277-7355  
Direct (305)-459-5019  
patrickjaimez@gmail.com

**COLDWELL  
BANKER**  
GLOBAL  
LUXURY

www.patrickjaimez.com

Hablo Español / Falo Português  
Selling Real Estate for over 20 years!

**DON'T LET COVID-19 STALL YOUR SALE**  
*My exclusive marketing program will reach buyers quickly and virtually through:*

Property Video Tour  
Online Advertising  
Social Media Posts

Property Website  
Customized Email Distribution  
Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET  
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



## What have we been up to?

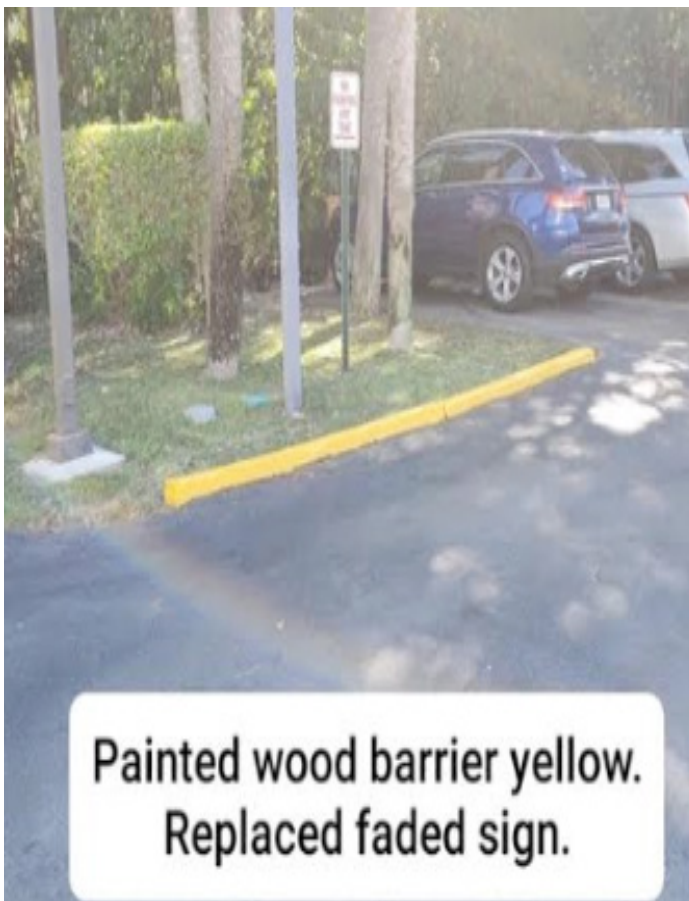
The pool heaters were replaced, and the installation completely finished. Jose, our maintenance man, has completed painting building A staircases. However, we do not want that the improvements made to the property be diminished by the unsupervised children vandalizing the property and causing additional expenses to all of us. The hard copy of the amended Rules & Regulations was mailed out for all unit owners and residents to get familiarized with them.

Luis and Samantha have addressed the owners in building A, whose children broke the pool fencing to gain access to the water fountain. They also addressed the owner whose child broke the fire extinguisher box with his ball and the one who not only left a paddle board out in front of the unit door, but also left the packaging trash outside on the lawn near the intercostal, on the northeast corner of the property.

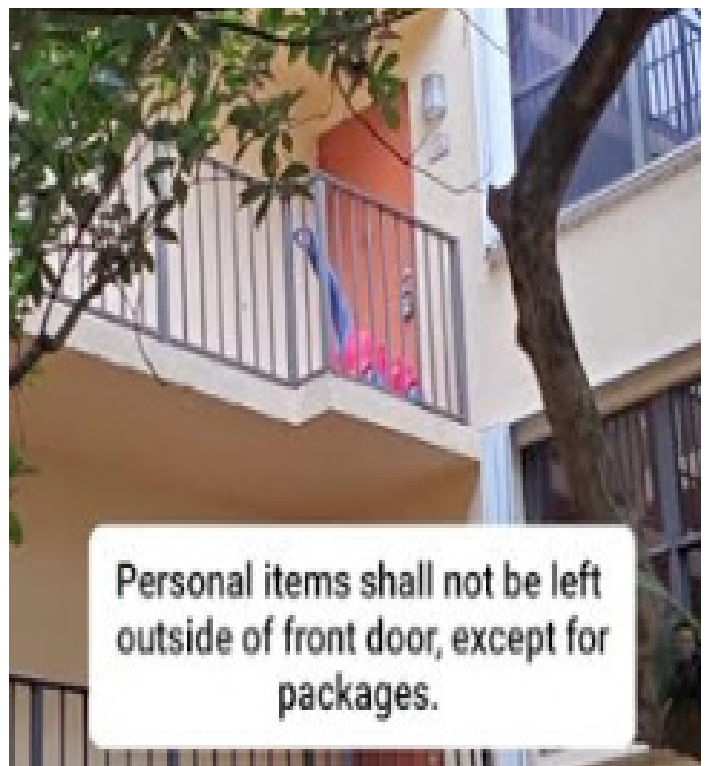
They also met with Gabriel Torrente, Tower 600 Manager, to report the amount of Mystic Pointe residents trespassing into Southview grounds. 65% of the people on the east lawn were from Mystic Pointe, so Gabriel will eblast all Mystic Pointe residents putting them on notice that if found on Southview Property, they will be charged with trespassing and violators can be prosecuted.



New water heaters installed



Painted wood barrier yellow.  
Replaced faded sign.



Personal items shall not be left  
outside of front door, except for  
packages.



What have we been up to? (from page 4)



If you are using latex gloves, dispose of them in the trash not on the grounds. Teach your children to do the same.

*Continued on page 6*

**PHYSICAL & OCCUPATIONAL THERAPY**  
 Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance Training,  
 Cardiac and Neurological Rehab, Individual  
 Functional Mobility programs in your home.  
 Personal training available!

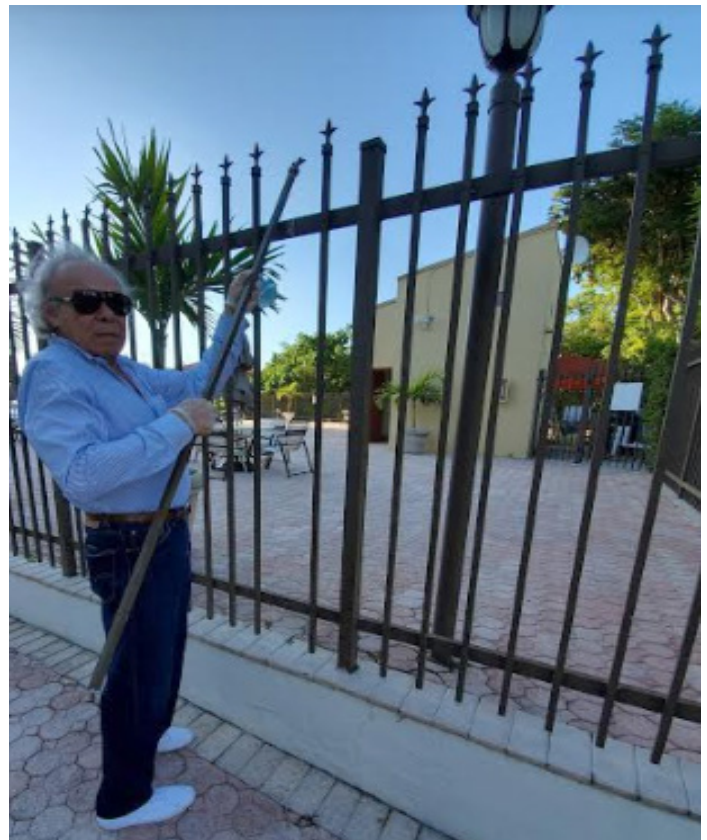
**THERAPY IN YOUR HOME**

Licensed Medicare Provider FL8318

**Brian Caits @ 954-328-1505**



**What have we been up to? (from page 5)**



*Continued on page 7*



**BLINDS & SHADES**

**FREE SHOP AT HOME SERVICE**    **WE BEAT ANY ESTIMATE**    **FREE MEASURING & INSTALLATION**  
**BLINDS, SHADES, SHUTTERS**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades**    **MOTORIZED SPECIALIST**    **WE ALSO DO REPAIRS**  
exp. 8/31/20 must present coupon    **VERTICALS REPAIRED & CLEANED**    **VERTICAL TRACKS REPAIRED**  
**SHADES REPAIRED & CLEANED**

**305-469-8162 WE SHOW UP! 25 Years in Biz**

**One Dollar Emergency Dental Visit**  
**Including Necessary X-Rays**  
**NEW PATIENTS ONLY.**

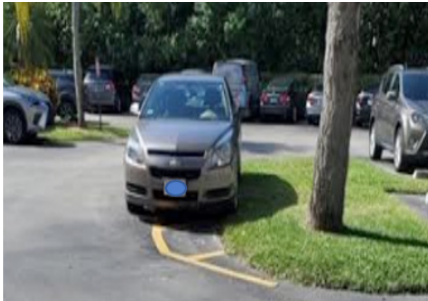
**Meet Your Neighborhood Dentist**  
**Dr. Edy A. Guerra**

**Over 20 years in Surfside, Bay / Bal Harbour**

**Two Locations to Better Serve You:**  
 9456 Harding Avenue, Surfside, FL  
 Phone (305)866-2626 Fax (305)866-2204  
 4011 W. Flagler St. Ste. 506, Coral Gables, FL  
 Phone (305)643-1444 Fax (305)643-0447



**What have we been up to?**  
*(from page 6)*

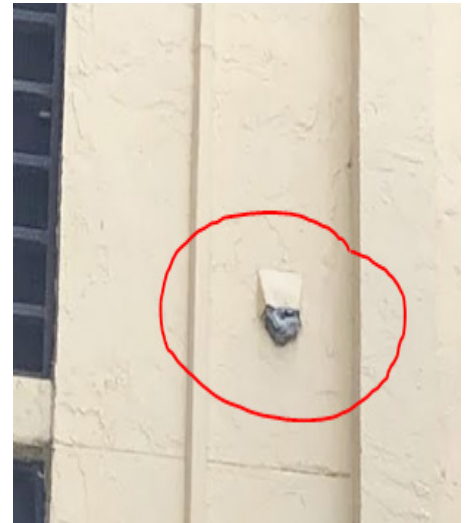


**Parking on grass & in fire lane is prohibited.**



Maintaining the entrance door and dryer vents it is the unit owner responsibility.

- Wipe the dirt with a wet rug and cleaning product.
- The dryer vent can easily be clean by unplugging the dryer from the outlet and pulling it out. Remove the duct hose from the wall vent and clean the vent with a brush or vacuum tube. Make sure the duct hose is not damaged and clean it inside before reattaching to the wall vent. Accumulated lint in the duct hose and vent can cause a fire.



**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069

Roof Leaks   Water Damage   Vandalism Damage   Loss of Income

Fire Damage   Flood Damage   Hurricane Damage   Mold Damage

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224





## SHAME ON YOU



The stay at home mandate is not an excuse to litter and dirty the property. It is shameful that residents leave their empty drink containers on the ground, as if the community did not have trash containers. Having the cleaning crew pick up trash around results in less time to sanitize high traffic areas.



Building B resident who has vandalized the North elevator should be ashamed for his/her actions. Every time damages are caused to the property; the repair or replacement ends up costing us all. At this time, the senior residents who count with the elevator to go to the first floor cannot use it thanks to your shameful action.

# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**  
any  
remodeling  
job!

**10%  
OFF**  
Any  
Service  
Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 4/30/2020