

Monthly Southview Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

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

Volume 10 Issue 9

May 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

Manager Sam Jean-Baptiste
southviewcondo@gmail.com

Janitorial.....FSR
Disney Quintero and Osmyl Vidal

Maintenance Staff ... Jose Montes

ASSOCIATION OFFICERS

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LuisSouthview@gmail.com

Vice Pres. Genovev Mendoza
GenovevSouthview@gmail.com

Treasurer Howard Borden
HowardSouthview@gmail.com

Secretary Marvin Silverman
MarvinSouthview@gmail.com

Director Rhonda Goodman
RhondaSouthview@gmail.com

IMPORTANT NUMBERS

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Fax 305-792-7786

Email: southviewcondo@gmail.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



FROM THE BOARD OF DIRECTORS

On April 22nd we held the monthly Board Meeting via conference call and we want to thank all the owners who dialed in. Genovev invited Combined Underwriters agent Susan Sanchez-Armengol to do a presentation about homeowner's insurance. She informed all owners on the call about what the association's master policy covers (common areas) and does not cover. She also went in detail about the importance for unit owners to purchase an HO6 policy (homeowner's insurance) to protect their personal property and belongings, as everything inside the unit (from the paint to floor coverings) is the owner's responsibility.

WHAT HAVE WE BEEN UP TO?

As of today, the following preventive maintenance and replacement has been completed:

- The pool diamond brite has been completed.
- The pool heaters were replaced, and the replacement completed.
- Lights inside the pool were all repaired.
- All walkways throughout the property were pressure washed.
- The stair cases in both buildings were painted with the non-slip additive to prevent slips and falls.
- All patio fencing was also painted.
- Replaced old faded parking signs and added some extra ones.
- The rules and regulations were updated, recorded, and distributed to all the membership. Violation notices have been issued accordingly.
- We are moving forward with collecting bids for the concrete work to be done throughout the property.

Luis, Genovev, and Samantha met with the owner of the Security Company to make sure all minor issues are discussed and resolved.

CONDOLENCES We are immensely grief-stricken. We recently lost someone close to our heart, Leslie Stewart, a truly lovable and kind neighbor. She was not only a long-time resident, a friend, wife, and mother who will be sincerely missed. We extend our prayers and support to the Stewart family.

The Board of Directors

Preventive Maintenance Program



Painting doors



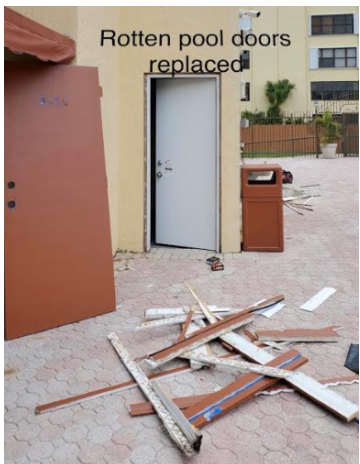
Performing preventive maintenance



Rotten Pool bathroom door replaced



Rotten pool doors replaced



Rotten pool doors replaced



Pool bathroom after sink replaced



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From the Grievance Committee

Janie Greenleaf, Chair of the Grievance Committee, informs all owners that the process has been established and unit owners had plenty time to get familiarized with the updated rules. On January 23, 2020, the newly elected board appointed the Grievance committee after updating and adopting the Rules & Regulations. On March 13, 2020, the updated Rules & Regulations were recorded in Miami Dade County and emailed to all unit owners. On March 30th, 2020, a hard copy of the Rules & Regulations was mailed to all unit owners. To this date, violations occurring, or reoccurring have received friendly reminders. However, as of April 22, 2020, violations will be issued with all applicable fines. She reminded people to make sure they familiarize themselves and get their family members informed. Enforcement also includes parking. Vehicles illegally parked will be towed. Since we have limited parking and the common areas parking is to be use on a first come first serve basis. Keep in mind that overnight parking for a valet fee is available at Mystic Point.

Cleaning & Covid 19 Disinfecting Program



Welcoming our new residents

On behalf of the screening committee and the unit owners at Southview, we want to welcome the new owners in our community.

- B-5A
- A-3E



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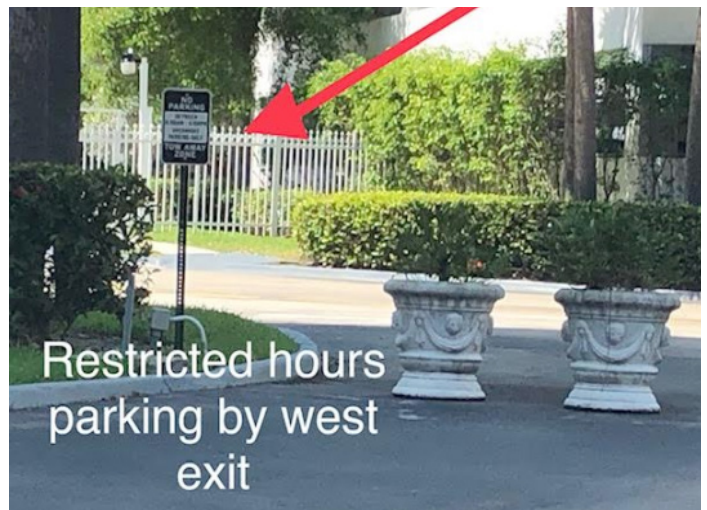
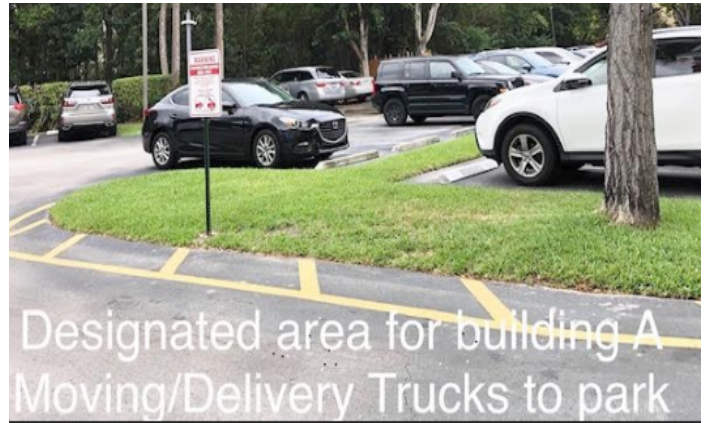
Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

From our Property Manager

The Covid-19 Policy has been established and will continue in effect. The community received it via email. Please inform your visitors/housekeepers/aides etc. that to access the property, they MUST follow Southview policy and CDC orders to wear protective gear. To preserve the safety and non-exposure of COVID 19 at Southview, Security has been instructed to check for masks prior to allowing entry. We have no reported cases here at Southview. The cleaning crew is working hard to clean the high traffic areas multiple times per day and has been included in their daily routines. Contractors working in units shall be for emergencies purposes, only. Those who have an emergency, please communicate with the property manager.

The Kayak/paddle board/surfboard rental applications are now available to all unit owners on a first come first serve basis. If you are interested in renting a space in the rack, please contact Samantha directly to get the application and contract.

Parking Violations



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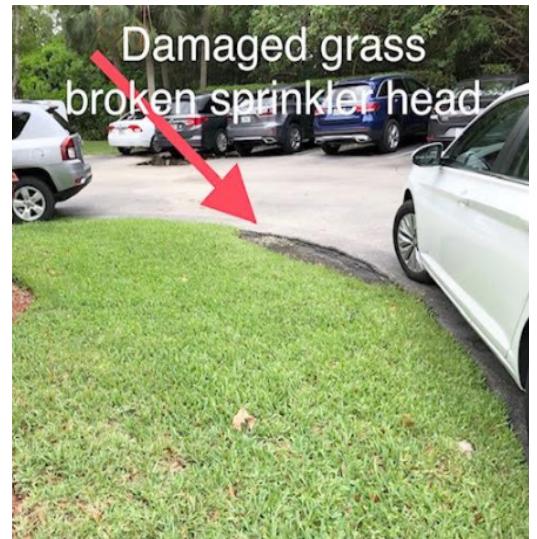


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Parking Violations (from page 4)



PPE Violations



Face masks disposed on the grass by A building South entrance 10 feet away from the nearest trash room

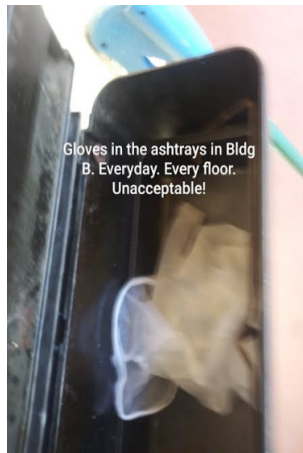


Latex gloves found in the elevator landings ashtrays

3rd fl, bldg B



Gloves found in 5th floor ashtray of Bldg B.



Gloves in the ashtrays in Bldg B. Everyday. Every floor. Unacceptable!

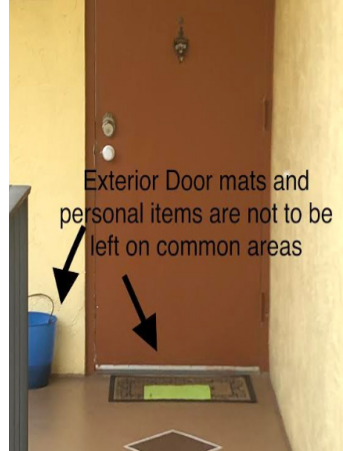


Gloves thrown on trashroom floor rather than in dumpster. Unacceptable!

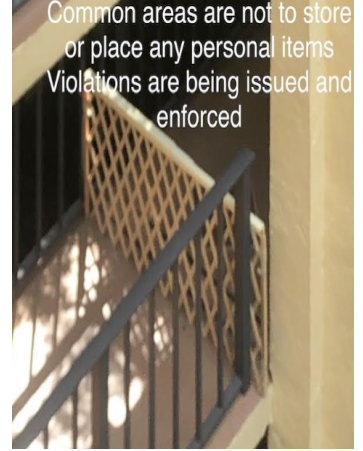


More PPE's thrown on to the trashroom floor rather than in the dumpster. Also dog waste thrown down! Unacceptable!

Common Area Violations



Exterior Door mats and personal items are not to be left on common areas



Common areas are not to store or place any personal items. Violations are being issued and enforced



\$10.00 shoe rack to place inside your unit

2-Tier Expandable Shoe Rack

Holds up to 10 pairs of shoes



Cat walks are not shoes holding areas



The catwalks are not trash or shoes holding areas

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



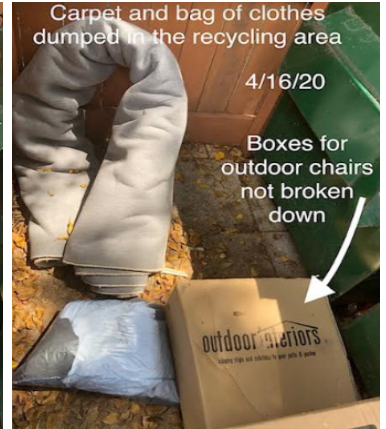
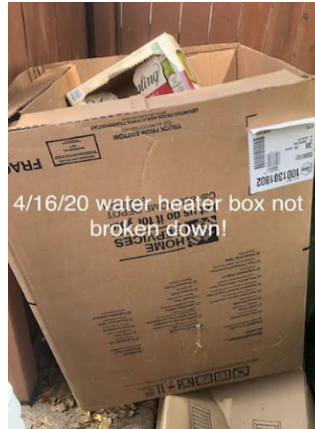
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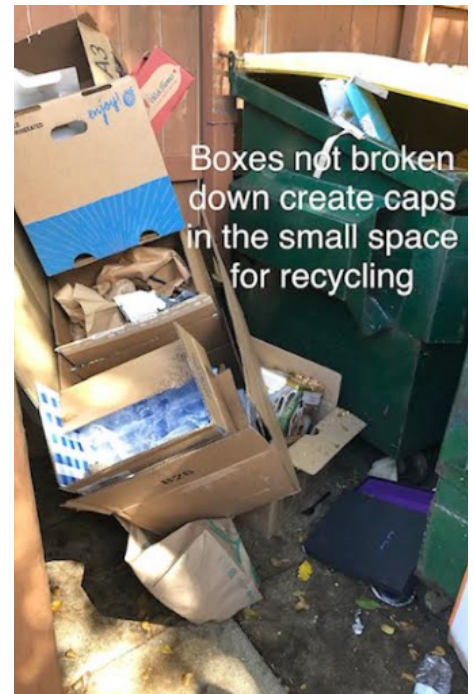
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WAS YOUR CLAIM DENIED OR UNDERPAID?



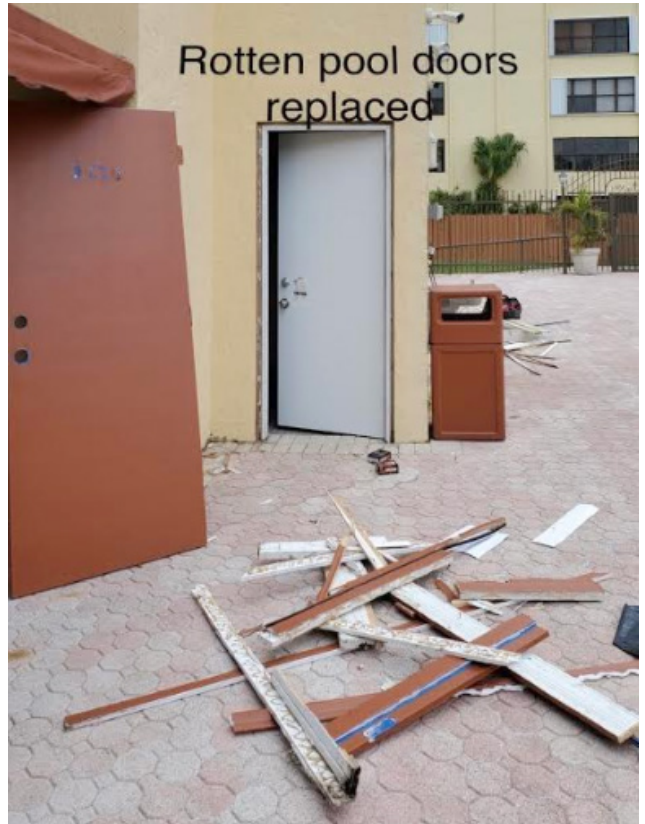
Preventive Maintenance Program



Pool bathroom after sink replaced



Performing preventive maintenance



Rotten pool doors replaced



Rotten pool doors replaced



Pool bathroom after sink replaced

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Laundry Closet Doors

- Remove the existing doors
- Reduce the opening 8 inches with solid wood 2x8 inches
- Make a wood frame and extend from outside between 8 or 11 inches (depends on the size of the drayer and washing machines)
- Install two fiber glass bi-fold doors 72x80 inches
- White semi-gloss paint finish

NOTE: Labor and materials are included

Total: \$1,600.00



Cleaning & Covid 19 Disinfecting Program



Disinfecting elevator buttons



Blowing the atriums



Mopping up fresh dog urine from 1st fl elevator landing in Bldg B.



Disinfecting the mailboxes



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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Excellent References
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The 2020 Cesus

The Importance of Being Counted, Especially Now by Jeffrey Rembaum, Esq.

The U.S. Constitution provides that every ten years, the United States must conduct a census to count the entire population of the nation. Moreover, federal law requires each person to complete the census. Each year, the federal government distributes more than \$675 billion to states and communities based on Census Bureau data. Additionally, information gathered in the census is used to determine how many Representatives each state has in Congress and is used to redraw the congressional district boundaries. Local communities rely on census data to plan for new roads, schools, and emergency services. In the private sector, businesses use the census data to decide where to build factories, offices, and stores which create jobs in the community. For your community to receive the maximum benefit from the 2020 Census, every member must be counted.

The United States Census Bureau has made the process of responding to the 2020 census easier than ever. Beginning in Mid-March each household will receive an invitation to respond to the census with options for how to respond. You may respond online where the questionnaire will be available in English and 12 additional languages. You can also respond by phone in English or 12 additional languages. If you would prefer to respond to the questionnaire on paper, the Census Bureau will be mailing paper questionnaires to every household that has yet to respond by mid-April. Finally, those who prefer to respond in person will be able to do so in mid-May as census takers will be visiting all households that have not yet responded. Census workers will make six attempts to find residents who do not return forms. So, if you want to avoid finding a Census Bureau field representative on your doorstep, complete the questionnaire online or over the phone when you receive it in mid-March.

Like process servers, associations **must** admit census workers performing official business for the 2020 Census. In accordance with Section 223 of Title 13 of the U.S. Code provides that anyone who willfully neglects to give free ingress and egress to a duly accredited representative of the Census Bureau may be subject to a fine of up to \$500.00. The Census Bureau has also provided information to help you verify that an individual visiting your association and/or home is a Census Bureau employee. You and your association's security gate personnel will be able to verify a Census Bureau field representative using the following information:

- A Census Bureau field representative will always present an ID badge that includes their name, their photograph, a Department of Commerce watermark, and an expiration date.
- A Census Bureau field representative will be carrying an official bag with the Census Bureau logo or a laptop and will provide a letter from the Census Bureau on official letterhead stating why they are visiting your residence or community.

If you or your association's security staff desire to independently verify a field representative's status, you can enter the person's name in the Census Bureau's staff search website at www.census.gov/cgi-bin/main/email.cgi or contact the regional office for Florida by calling (470) 889-6800.

Understandably, you may be concerned over the confidentiality of your census responses, but the law is clear: *no personal information can be shared*. All the information you share is protected by law and cannot be used against you. The Census Bureau is prohibited from releasing any identifiable information about individuals, households, or businesses, even to law enforcement agencies. The Census Bureau and its employees are prohibited from releasing information that identifies you personally. Each employee and contractor are sworn to protect your information, and a violation of that oath can result in a fine up to \$250,000 and/or up to five years in prison. The Census Bureau takes strong precautions to protect online responses as well. All data is encrypted to protect personal privacy and once the Census Bureau receives the data it is taken offline.

Not only does federal law require you to complete the census, but Section 221 of Title 13 of the U.S. Code even provides that a \$100 fine will be imposed on anyone over the age of eighteen who refuses or willfully neglects to complete the census. So, what are you waiting for? Go and complete your 2020 Census- the information gathered in the 2020 Census will be of vital importance to your association, your surrounding neighborhoods, the city, county, and state.