



# Bayview Towers

## News and Views

*A Newsletter for the Residents of Bayview Towers*

Volume 5 Issue 6

August 2019

### BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.  
North Miami, Florida 33181  
www.DomeCondominium.com  
domecondominium@comcast.net



### ASSOCIATION OFFICERS

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**Vice Pres.** .....Yiyi Toro  
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**Treasurer** ..... Irene Saary  
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**Director** ..... Gib Oxios  
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### PROPERTY STAFF

**Manager**..... Gus Manassis  
**Admin. Asst.**..... Alfredo Silva  
**Maintenance**..... Jose Valera  
**Maintenance**..... Celso Castano

### IMPORTANT NUMBERS

**General**..... 305-893-2107  
**Fax** ..... 305-893-6261  
**After Hours Emergency**.....  
305-893-2107

### OFFICE HOURS

**Mon - Fri..** 9:00 am - 4:00 pm

## Editor's Note

Your ideas and suggestions are welcome, as we wish to make the newsletter as informative and valuable as possible, covering subjects that are important to us all.

Space being available, look for these ongoing categories in our monthly Newsletters... \*Physical Plant, \*Rules and Regulations, \*Volunteer Corner, \*Social Hour, \*Resident Showcase, \*Letters, Articles, Stories & Opinions, and \*Classifieds. And let's not forget our favorite \*Word Search, which is designed and created by our very own Kenny!!!

## Physical Plant

This section will contain information about existing and ongoing projects here at Bayview Towers, as well as future projects that are in the planning stages. This section will provide accurate information regarding our physical buildings inside and out, giving you answers concerning issues sometimes misunderstood.

\*Last month, both buildings had their **hallway carpets** cleaned. The condition of the carpets will be closely monitored to determine the next cleaning dates. Kudos to our manager, Gus, and his staff for this marked improvement.

\*We have a new **pest control** company who has serviced our buildings for the second month. We have seen a reduction of bugs and vermin.

\*The **cooling tower** pipe work is done and residents can again park in their designated spaces. Mechanical repairs were successfully completed, adding instrumentation to reduce future malfunctions and provide dependable operation. We will soon see the repair and restoration of the affected landscaping.

\*An architectural design committee was formed at the July 23<sup>rd</sup> Board meeting. Among their tasks, the committee will make recommendations for our proposed **hallway renovation project** and prepare design/color boards from which Owners can make a selection.

\*Important plumbing repairs have been completed in the **management office**. Walls will be painted and damaged flooring will be replaced.

### Social Hour

Many residents have suggested that we begin a monthly social. This can be held at the 2100 building one month, and the 2150 building the next. If you have any ideas about this, please send your suggestions. If you are someone who can help to organize these events, please step up. Everyone who attends can bring a little something to eat or drink. The social hour will give us an opportunity to get to know each other, share stories and share laughs.



### Resident Showcase

On a volunteer basis, we will request that residents provide a "profile" of themselves to submit under this section of our newsletter. Tell us who you are... describe your talents... and what you believe you have to offer our community. Perhaps you are a retired schoolteacher or can lead us in a yoga or tai chi class. Maybe you're a chef or a notary, a DJ, a stock market wizard or a businessperson. You might be awesome on the computer or social media. As long as what you offer is voluntary or free of charge, it is permissible to publish in our Newsletter. Getting to know our neighbors can be beneficial to us all, as well as enlightening.

### Letters, Articles, Stories & Opinions

This section will contain entries from us, the residents, to our community-at-large, and to our Board of Directors. We are looking for items of interest. Articles will be published with the author's name. Letters can be addressed to Carla Oxios at coxios@oxiosarchitects.com. We hope that Bayview Towers residents are inclined to get involved and have their voices heard. Please keep in mind that there is limited space in our monthly newsletters, so not all letters can be published immediately.



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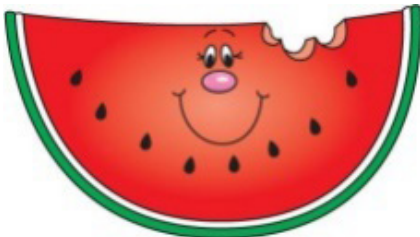
# Wonders of Watermelon

August 16th is National Watermelon Day! Wondering how to choose the best watermelon you can find? Look for a firm, symmetrical melon, free from bruises, cuts, and dents. Thumping a watermelon won't tell you as much as simply picking one up. A good watermelon will be heavy for its size. The underside should have a creamy yellow spot, indicating that it sat on the ground and ripened in the sun. Watermelons are great tasting treats for hot summer days. Try the recipe below!

## WATERMELON POPSICLES

- 3 cups watermelon juice
- 1/2 cup sugar • 2 teaspoons fresh lemon juice
- 1/2 cup water

Cut watermelon into cubes and rub through a strainer to remove seeds. In saucepan mix together sugar and water; simmer 3 minutes. Remove from heat; stir in watermelon juice and lemon juice. Turn into 2 ice trays. Freeze until very mushy and insert a popsicle stick in each cube. Freeze.







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## Rules and Regulations

This section will examine different building regulations each month in order for us to have a better understanding of how our community is governed. One month we might learn about our strict leasing policy. Another month we'll learn about our election process (for electing our board of directors). In time, we will gain insight about condo law and how we can best protect our investment as condo owners.

This month, we will review the rule concerning **PETS**. Our condominium documents state that no dogs of any kind may be maintained, kept or harbored in the condominium. This includes dogs accompanying visitors.

Certified Service Animals or Emotional Support Animals **are not pets**. They must, however, be approved by the Board of Directors. Fake service/emotional support animal registration is now a crime in Florida. A new law will punish those who misrepresent their pets as service/emotional support animals. A person who knowingly and willfully misrepresents herself or himself as being qualified to use a service/emotional support animal commits a misdemeanor of the second degree, punishable as provided in Florida statute 775.082.

An individual with a disability who has a service/emotional support animal is entitled to full and equal access to all housing accommodations, and such a person shall not be required to pay extra compensation (pet deposit) for such an animal. However, such a person is liable for any damage done to the premises or to another person on the premises by the animal. The Association may request proof of compliance with vaccination requirements.

The main differences between Service Dogs and Emotional Support Animals are that Service Dogs require specialized training to assist their owner with a disability related task, while Emotional Support Animals do not need specialized training. Most individuals are unaware of the fact that while Emotional Support Animals are recognized by the Fair Housing Act, they are not covered by the Americans with Disabilities Act. That means that you cannot bring Emotional Support Animals to public places like stores, restaurants and shopping malls.

When a licensed healthcare provider determines that the presence of an animal is critical to someone's mental health

to ease anxiety and help provide focus, they'll prescribe an emotional support animal. Unfortunately, because so many people have abused the term "emotional support animal" and asked for a waiver of their condo's pet rules, they've created skepticism and made it harder for those who truly need to get approval for their emotional support animal in Florida housing.

If Condo Associations and HOA's have reason to question a person's disability or need for an assistance animal, they have the right to request additional information before the Association can properly evaluate your request. Many people are not aware of just how far the Association can go with these inquiries. You don't automatically get an accommodation simply because you are disabled. You must provide reliable documentation to establish that you have a disability and that the animal in question will provide some type of disability-related assistance or emotional support.



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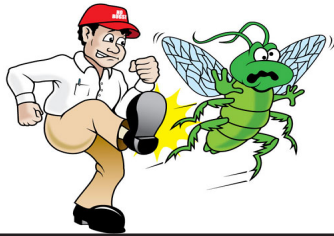



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### Pest Control

The 2100 building will be scheduled from 9 a.m. to 2 p.m. on Thursday August 22nd. The 2150 building will be scheduled from 9 a.m. to 2 p.m. on Friday August 23rd. Please look for notices posted at the elevator for any possible schedule changes.



### Word Search

S E L C I T R A M S H S M W Q  
 U E J G X C K Q E H I N X V Y  
 S B L A X W G I N Z V O U X J  
 M D T U M M R T M C M I K P S  
 S Z E C R O H P W J X T R S J  
 S N O I T A L U G E R S E R P  
 E X O S F S P S U E U E S E R  
 H Q G I E I H H T G O G I T S  
 O A B A N O S T Y G H G D T O  
 Q W R D W I E S C S L U E E C  
 J C R C R L P W A O I S N L I  
 H O A H S Q W O O L R C T S A  
 W S D W E D I T O R C N A H L  
 E S E V O L U N T E E R E L F  
 Y N T N A L P C X Y F Z H R D

- |             |            |             |             |
|-------------|------------|-------------|-------------|
| ARTICLES    | LETTERS    | REGULATIONS | SOCIAL      |
| CLASSIFIEDS | NEWSLETTER | RESIDENT    | STORIES     |
| CORNER      | OPINIONS   | RULES       | SUGGESTIONS |
| EDITOR      | PHYSICAL   | SEARCH      | VOLUNTEER   |
| HOURL       | PLANT      | SHOWCASE    | WORD        |



### New Residents

2100 Sans Souci Blvd  
 610 - Christopher James

2150 Sans Souci Blvd  
 811 - Eduardo Uribe  
 1606 - Jaime Gross &  
 Immacula Coulanges



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Sold	2150 Sans Souci Blvd A1508	1/1/1	855	\$165,000	\$150,000
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## Treats they Won't Give Away

It's back to school time! Below is a delicious and healthy treat to add to your child's packed lunch.

- 2 cups rolled oats
- 3/4 cup packed brown sugar
- 1/2 cup wheat germ
- 3/4 teaspoon ground cinnamon
- 1 cup all-purpose flour
- 3/4 cup raisins (optional)
- 3/4 teaspoon salt
- 1/2 cup honey
- 1 egg, beaten
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract



1. Preheat the oven to 350 degrees F (175 degrees C). Generously grease a 9x13 inch baking pan.
2. In a large bowl, mix together the oats, brown sugar, wheat germ, cinnamon, flour, raisins and salt. Make a well in the center, and pour in the honey, egg, oil and vanilla. Mix well using your hands. Pat the mixture evenly into the prepared pan.
3. Bake for 30 to 35 minutes in the preheated oven, until the bars begin to turn golden at the edges. Cool for 5 minutes, then cut into bars while still warm. Do not allow the bars to cool completely before cutting, or they will be too hard to cut.



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