



BAY PARK *Towers*

A Newsletter for the Residents of the Bay Park Towers Condominium Association, Inc.

Volume 2 Issue 8

January 2019

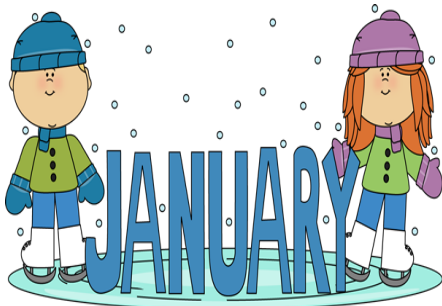
BAY PARK TOWERS
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Director Sally Lamb

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Security305-573-3099

OFFICE HOURS
Mon - Fri..... 8:00AM - 5:00PM



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Message from Your Board of Directors

Hope you all had a Happy New Year and are ready for 2019.

Your Board would like to take this opportunity to thank all of you who have taken the time to vote and for those who truly believed in us and voted us on for our 2nd term to serve the community. With all the challenges in 2018 put behind us, we are now ready for 2019. We have a lot of projects that we want to complete, and with the right team and people we are positive they will be completed.

Manager's Corner

The Bay Park Towers Condominium Association Annual Meeting was held on January 10, 2019 at 7:00 p.m. in the Recreation Room. Please join us in welcoming your new Board of Directors:

President	Vincenza (Enza) Guida
Vice Pres.	Danilo Mesa
Treasurer	Sally Lamb
Secretary	Reza Eshghi
Director	Charles (Charlie) Lebess

Congratulations to the new Board of Directors.

Lobby Aroma:

By now most of you have noticed the Aroma that was installed in the lobby. This is a great addition to the lobby and we hope you all agree. The Aroma can be changed monthly, so we will be monitoring it and mixing it up to keep it fresh.

Pest Control Dog Park:

We have signed an agreement with Ideal Pest Control to have the grass in the dog park sprayed on a monthly basis. Even though we are spraying, we still ask that you keep up with the flea and tick medication for your pets. Remember, if your dog gets infested, they bring

it in to your home, where it is not as easy to have these pest removed. We are doing our part as an association, so we do ask, please help us and keep your fur babies safe as well.

Roof Repair:

The roof repairs have been completed this month. When they were working on part one, they found another section that needed repair, so we had them fix and complete it as well. At the end of the month, we will be having an inspection and hopefully all goes well and we can have our warranty reinstated. As you recall, our roof warranty was suspended in 2016, so this repair was necessary.

Landscape:

We walked the grounds with Grass Masters, (who now holds our contract) on January 16th and we reviewed many different areas that need some TLC. You are going to see them on our property working in different areas that need attention. With this said, not all areas will be done immediately, they feel some areas are best to wait until summer. We will be taking their lead and we will keep the community updat-

Continued on page 2

Manager (cont. from page 1)
ed as they take place.

Parking Lot:

We have made some minor repairs to the neediest areas of the parking lot. We will assess the rest of the project and keep you updated as we schedule other sections for repair.

Website:

Hopefully you have had time to visit our new Website. If you haven't, you should, there is so much you can now do to avoid going to the office, of course, and you are always welcome in the office. Here are just a few things that are now included in the website

- pay your maintenance on line
- update your guest list without going to the office,
- print out reservation forms, unit modification etc.

If you have not received an invitation with the link and your password to the website, please let the management office and we can provide you with your credentials.

Exhaust Fans 12 & 13:

The exhaust fans which control lines 15, 16, 17 and 18 have been ordered for fabrication. It will take a few weeks to finish this project. As soon as management receives an installation date, we will post a notice on the status of this project. We look forward to having these exhaust fans

replaced and working by early February.

Fencing Project Addition:

Right in between the seawall and tennis court, there is an open space that leads to the pool that is currently not being used (North dog area). We have voted in the last meeting to close off that section. Since some of the old seawall fence was in good condition, we decided to have it fabricated and painted and reuse what we can. This area is not being used right now, so we are think-

ing of putting some chairs and a table where people can go and enjoy our beautiful view.

Recreation Room: The permit has now been closed for the Rec Room. The ceiling tiles are being replaced and the room is ready for use.

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Robbie Bell's NEIGHBORHOOD NEWS
BAY PARK TOWERS NEWS FLASH

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Reminders

Insurance (Tenant | Landlord):

We are glad that some owners know the importance of having insurance. We cannot stress the importance of this and are asking for all owners and tenants to look into this in 2019. If there is a leak in your apartment and it affects other units and our common areas, you will be responsible 100% for the damages. Let's use as an example your leak floods the hallways and gets to the elevator you will be responsible for the common area and for the elevator, this can cost you minimum \$50K. Insurance is not that expensive and hopefully helps you sleep better at night.

If any issues occur inside the unit it is the owner / landlord responsibility. If you're a tenant and have issues inside your unit, you must contact the landlord immediately. If there's an emergency, you may contact the Management Office at 305-573-5404 but also contact the owner / landlord as they need to know what's going on inside their property. If the emergency happens after hours or weekend, you may contact Security at 305-573-3099. It's the responsibility of the tenant and landlord to contact their own service provider and to contact Security to grant access to the property.

Noise Nuisance Continues:

This issue continues to be reported to the onsite management office. We remind all our wonderful residents that noise is a nuisance and interfering with the peaceful enjoyment of your neighbor is against the rules and regulations. Keep the noise down especially during the hours of 11:00 p.m. to 8:00 a.m.

Fur Baby Member (Dogs):

We're so privileged to live in a building that allows dogs. It's very important as a dog owner to keep your fur baby on a leash at all times while on the property and in the doggie areas. This is the responsibility of the dog

owner and we ask that each and every dog owner abide by this rule.

Security:

Security is still having issues with guests not wanting to show ID. Keep in mind that the guard is following protocol set by Bay Park Towers and guests coming onto the property must show ID. If your guest refuses to show ID to the guard, the guest will not be allowed access to the property. If you have guests coming to Bay Park Towers, please let them know what to expect so there is no confusion and frustration. Management has received concerns from Marksman and guards on duty that some of our residents are being rude to them, please understand, they are following protocol. When the guard on duty calls the resident, it's up to the resident to allow access to their guest and confirm to the guard on duty that you want them to be allowed in. When the resident doesn't answer the call from the guard on duty, it's the responsibility

of the guard to deny your guest access to the property. We understand that some of the procedures from security and valet are not being followed 100%, but be assured that Management is on it and working with their Supervisor to make this better.

Management Office:

Please bear in mind that the management office is open from 8:00 a.m. to 5:00 p.m. and closes an hour for lunch between 12:00pm - 1:00pm. Sometimes, with our hectic schedule, we take lunch at a later time. If you need assistance during these hours, may we suggest contacting the Valet Parking at 305-573-3607 or Security at 305-573-3099. We're all here for you.



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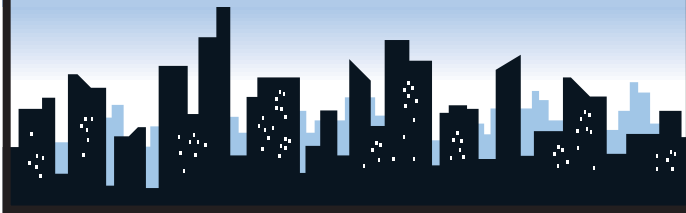
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