



# BAY PARK *Towers*

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

Volume 2 Issue 10

March 2019

**BAY PARK TOWERS**  
**Condominium Association, Inc.**  
3301 NE 5th Avenue  
Miami, FL 33137

**PROPERTY STAFF**  
**Manager** ..... Maria Veizaga  
*bayparkmanager@akam.com*

**ASSOCIATION OFFICERS**  
**President**..... Enza Guida  
**Vice President** ..... Danilo Mesa  
**Secretary**..... Reza Eshghi  
**Treasurer**..... Sally Lamb  
**Director** ..... Charlie Lebess

**IMPORTANT NUMBERS**  
**Office**..... 305-573-5404  
**Fax** ..... 305-573-2914  
**Valet**..... 305-573-3607  
**Security**..... 305-573-3099

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



Published monthly at no cost for  
Bay Park Towers Condominium by  
Coastal Group Publications, Inc.  
Contact CGP at (305) 981-3503 or  
*info@cgpnewsletters.com*  
to advertise in one of our newsletters or to  
get a free newsletter for your property.

## Message from your Board of Directors

Thank you to those residents who attended the Board Meeting on March 6. It was the first Board meeting for our new Property Manager, Maria Veizaga. AKAM, our property management company, would also like to host a Meet and Greet for the community so that all of you can get to know Maria. The Meet and Greet is scheduled for 6 p.m. Wednesday, March 27, in the recreation room. Everyone is welcome and we hope you can all attend!

## Manager's Corner

We would like to remind all residents that it is very important to pick up after your dog. Other people should not have to clean up after your dog, just as you would not want to clean up after theirs. Many residents have commented lately that people are not picking up as much as they did in the past, and we want to remind you to that it's not just important to follow the rules, but also to be considerate of your neighbors. We all live here – this is our home. Let's do our best to show that we care about it.

### Damage Inspection Update

The inspection of the common areas and units for Hurricane Irma damages has been completed. A big thanks to all of you for making the inspection go smoothly. We should have a report from the engineer in a couple of weeks and will then be able to move forward on repairing the east windows and the other windows that were damaged in Hurricane Irma. This has taken longer than we would have liked, but please understand that we have been working diligently to make sure that we receive what is owed to us. As you know, the east side windows were installed a while back and because of all the damage it caused, we had to make sure we had the right people come in and assess the damage.

### Grievance Committee

Our Grievance Committee is now official. We welcome committee members Jennifer Mendez, Jose Anzola and Christina Coltraro. We are confident you will be a great asset to the community, thank you for volunteering!

### Outdoor Light Poles

The contract has been awarded to repair our outdoor pole lights with new LED lighting fixtures. Due to Hurricane Irma damage as well as old age, many of our lights have been in disrepair. We look forward to the new fixtures and having proper lighting around our property.

### Sea Wall

The contract has been awarded to repair our seawall. The engineer, Wolfgang Schwerdt from RAS, spoke at the Board Meeting and gave a clear overview of how

*Continued on page 2*

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

the project will be handled from start to finish. We look forward to working with him and getting our seawall repaired and our dock replaced.

**New Gym Equipment**

Many residents have given us great feedback about the kind of equipment they would like to see in the gym. While we are not in a position to purchase all of it right now, we are moving ahead to provide two new elliptical machines, one new treadmill, several new free weights and an exercise ball. We have contracted with Life Fitness and we hope you will all be happy with the results!

**Cabana**

I know we keep saying this, but here we go - today we are closer than we ever have been. We have only one more permit to go, our FLOOD permit. As of March 8<sup>th</sup>, we were told that they just need to update it in the system and then we should be good to go. We hope that this will be the last of it and we are granted the permit. Once we receive the permit, you will definitely be receiving an email letting you know. We are excited and hope you are too!

**Landscape**

Our landscapers have finished replacing some of the foliage around the fountain. They have also finished injecting all of our palm trees to protect them against disease. Hopefully our lovely palms will be with us for many years to come!

# GAMBLING PROBLEM? 888-ADMIT-IT

**Free | 24/7 | Confidential | Multilingual**

*Help and hope are available.* Talk to a specialist 24/7/365, and get connected to free treatment and other resources. Call Florida's Problem Gambling HelpLine at 888-ADMIT-IT (236-4848), text to 321-978-0555, chat on [gamblinghelp.org](http://gamblinghelp.org), or message us on Facebook or Twitter.



FLORIDA COUNCIL ON  
COMPULSIVE GAMBLING

[gamblinghelp.org](http://gamblinghelp.org)

*Right View, Right Location, Right Price!*

Great opportunity to update or reconfigure your own pied-a-terre on Biscayne Bay. This unit offers a direct NE water view, overlooking the newly resurfaced tennis court. Edgewater is rapidly rising to be THE desired neighborhood to live in. This 822sqft 1-bdrm has ample storage w/walk-in closet. Easy walk to Midtown or head over to Design District for Friday night free live concert. Walk-ability factor is 90 ("Walker's Paradise"). Catch the free trolley to Arts District, Bayside, Bayfront Park & Brickell.

**Price: \$189,500 – MLS: A10610109**

CALL ROBBIE TODAY FOR A COMPLIMENTARY EVALUATION OR MARKET REPORT.

**305.528.8557**

Robbie@RobbieBell.com  
[www.RobbieBell.com](http://www.RobbieBell.com)







Esslinger Wooten Maxwell  
901 South Miami Ave., Suite 215  
Miami, FL 33130  
Equal Housing Opportunity



**ROBBIE BELL**

BROKER ASSOCIATE | EWM REALTY INT'L | CHRISTIE'S INT'L REAL ESTATE  
*Urban Lifestyle Real Estate Specialist*

## GOOD-BYE BOTTLES. HELLO CULLIGAN!

- Filters out up to 99.9% of impurities.
- Reduces odors and chlorine taste.
- Just pennies a glass.



*Since 1936  
Over 90 Countries*

**You can rent, finance or buy.  
Call for more info**

*The Culligan® Aqua-Clear® makes plastic bottles disappear.* Ask for Whole House Filtration

**\$100 OFF**  
a Culligan® Aqua-Clear® Drinking Water System



**Free Installation**  
on a Culligan® Reverse Osmosis Drinking Water System



**Culligan**  
*better water. pure and simple.*

Culligan Miramar  
305-807-9185  
[vrazon@culliganflorida.com](mailto:vrazon@culliganflorida.com)

## BLINDS & SHADES

**FREE SHOP AT HOME SERVICE**

**WE BEAT ANY ESTIMATE  
BLINDS, SHADES, SHUTTERS**

**FREE MEASURING & INSTALLATION**

**FAST SERVICE, LOWEST PRICES GUARANTEED!**

**20% OFF Motorized Shades**  
exp. 8/31/19  
must present coupon

**MOTORIZED SPECIALIST**

VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

**WE ALSO DO REPAIRS**

VERTICAL TRACKS REPAIRED



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



# Community Corner

## Property liability insurance

We have written about this in the past, but really it cannot be stressed enough just how important it is for all of us to have homeowners insurance on our units as well as renters insurance if you are a renter.

Condominium unit owners face the same risks as all homeowners. They can lose belongings to water damage, fire or theft, and they can be sued for causing injury or property damage to others. Please check with an insurance company (perhaps your auto insurance company, or any reputable insurance carrier) for quotes and information. Condo unit owners should have their association bylaws in hand when meeting with their insurance agent to ensure that they purchase the coverage they need.

## Replacing smoke detector batteries

If you are going out of town, especially for any length of time or during hurricane season, please remember to check the batteries in the smoke detector in your unit. We've all heard that annoying chirping from a unit where no one is home. If the management office has a key on file, they may be able to help. If not, we all have to live with the sound of your dying batteries until you get home. It is especially bad for your closest neighbors, so maybe you could simply go ahead and change the batteries before you leave town.



## Registering new vehicles

If you buy a new car or get a new license plate, please be sure to give the information to the management office so they have your correct information on file. It's important for security to be able to identify which vehicle belongs to which unit. Please bear in mind the decal on your license plate must be for the current year!

## Saving water by reporting leaks

If you see a water leak inside or outside of the building, please report it to the management office as soon as possible. Small leaks can quickly become big leaks, affecting neighboring units, and continuously running water increases our monthly water costs. We all pay for the water that the building uses and over time, leaks can cause big increases in our water bills.



International Women's Day, an international holiday, has been set aside to recognize the achievements and successes of women the world over. March 8<sup>th</sup> marks one of the first organized actions by working women anywhere in the world. On this day in 1857,

hundreds of women garment and textile workers went on strike in New York City protesting against low wages, long working hours, and inhumane working conditions. The event ended in violent struggles with police.

"Our lives shall not be sweated from birth until life closes,  
For our hearts starve as well as bodies  
Give us bread, but give us roses."  
(The anthem of striking mill workers in Lawrence, Massachusetts, 1912.)



**Law Office of**  
**JACQUELINE SCHNEIDER, P.A.**

*Serving Your Estate and Long-Term  
Care Medicaid Planning Needs*



ELDER LAW

**Jacqueline Schneider, Esquire**  
Florida Bar Board Certified in Elder Law

2525 Ponce de Leon Blvd, Suite 300  
Coral Gables, FL 33134

Website: [www.florida-elderlaw.us](http://www.florida-elderlaw.us) Phone: (305) 919-7730



**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**

GOT PROPERTY DAMAGE?  
GET HELP NOW!

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS

			
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



### CUBIC USA LLC. GENERAL CONTRACTORS

20515 East Country Club Drive-Unit 1949, Aventura, FL 33180  
Tel: 954-614-8665 • www.CubicUSA.com

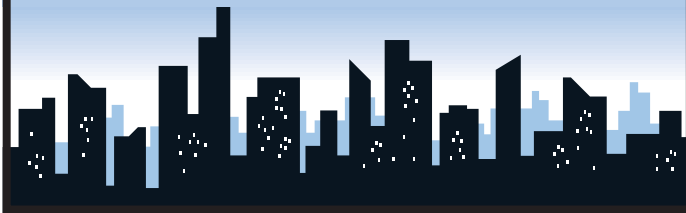
**We Offer a Full Range of Interior Renovations  
We can provide Architectural Plans**

We are fully licensed & insured **15 years**  
of construction experience in South Florida.

License CGC#1524469

**FREE ESTIMATES**  
Español, Hebrew Spoken

Condo Managers • Tenants • Kitchens • Windows  
Plumbing • Electrical • A/C • Drywall • Bathrooms  
Flooring • Painting • among others



**DAVILA CONSTRUCTION GROUP LLC.**  
General Contractor CGC 1521462  
403 NW 10 Terrace, Hallandale FL 33090  
Office/Showroom (by appt. only)  
**305.747.6707 / 954-842-4342**  
Contact@Davila-Construction.com



**23 Years of Experience • Bathroom & Kitchen  
Remodeling • General Construction • Free Estimates  
We Don't Subcontract Jobs • Affordable Prices  
ASK FOR OUR CONDO UPGRADE PACKAGES!**

## Top 5 Reasons to Select Suddath® for Your Move

After a century of moving Floridians, we have learned everything there is to know about the industry – and we've used that knowledge to distinguish ourselves from competitors and serve customers better.

### Here are 5 ways Suddath provides the best service Miami has to offer:

- 1. America's #1 Mover.** Suddath has offices in Miami, Ft. Lauderdale, Tampa, Melbourne, Orlando and headquartered in Jacksonville. We are the largest agent in the United Van Lines family, which allows us to provide you with consistent, high-quality services at origin and destination.
- 2. Highest Caliber Crews and Drivers.** Drivers are the unsung heroes of the moving industry and have a big impact on the ease of your move. That's why we only hire the best, award-winning, tenured and fully-background checked crews.
- 3. Safety Record.** Suddath is a safety-first organization. We take pride in our ability to consistently maintain some of the highest safety ratings in our industry.
- 4. Range of Services.** Suddath offers a multitude of solutions to fit any budget or lifestyle. From packing and storage to convenience services and destination information, we have you covered.
- 5. Competitive Rates.** With all of the above, and so much more, Suddath still provides the best value at competitive rates. Let us prove it to you!

Google ★★★★★ 4.9 out of 5 stars from 51 reviews



**George Camacho**  
305.910.2079  
George.Camacho@suddath.com



©2018 Withers/Suddath, Inc. All rights reserved. U.S. DOT No. 1018429 Fla. IM No. 216