



# Bayview Towers

## *News and Views*

*A Newsletter for the Residents of Bayview Towers*

Volume 5 Issue 2

April 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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**Director** ..... Ken Quiney  
**Director** ..... Barbara Stewart  
**Director** ..... Cary Wahlenberg

#### **PROPERTY STAFF**

**Manager**..... Gus Manessis  
**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

**Newsletter Editor..** Ken Quiney

## **A Message from Your President**

### *Please Let Me Introduce...Our New Management Staff*

Now that Spring has arrived, it brings a “fresh look” to our beautiful South Florida landscape. We are also experiencing a “fresh look” at Bayview Towers - with our new Management Team.

I am pleased and proud to announce that the Board of Directors believes they have made choices to ensure that we continue to have a great administrative management staff to assist us, as we continue toward our “fresh look” projects. Please welcome to our community, our new Property Manager, Gus Manessis and Administrative Assistant, Alfredo Silva.

Mr. Gus Manessis, a Miami Beach resident, comes to us with 13 years of experience as an LCAM (Licensed Community Association Manager) and with 14 years of hospitality leadership. He has a strong background in construction management and has attended Broward College to attain that knowledge. Gus has responsibly started and completed up to 50 recertification projects. To his credit, he substantially improved the fiscal health of numerous condominiums and HOA’s with accrued debt ranging from \$2 million to less. His goal for Bayview Towers is to resolve all past issues as expeditiously as possible and to build a team that will create a secure and proud environment for all residents.

Mr. Alfredo Silva has been chosen to assume our part time Administrative Assistant position. His prior talents were in communications as a Chief Radio Officer (Communications Officer) aboard cruise and cargo ships. He made a career change in 2002, working for Royal Caribbean Cruise Lines as a Business Analyst/Business Systems Trainer. His job description there made him responsible for multiple individual and group tasks. Alfredo is looking forward to sharing his expertise with our community and extending his assistance to all Residents.

So, once again, join me in welcoming our new Management Team.

Please, continue to help all the staff who serve us by doing your part to enhance our home. You can do this by paying attention to health and safety issues that affect and challenge all of us. Specifically, pest control, personal garbage management and safety at the entrances to our community.

We are preparing a renovation for our common areas. This upcoming project, once completed, will require everyone’s commitment and cooperation to maintain its initial great “fresh look.” Thanking you all in advance for your assistance with continued care for our property.

Lynne B. Willner

## Bayview Towers – Volunteer Corner

People at all economic levels benefit from an estate plan. An estate plan legally protects and distributes your property based on your wishes and the needs of your family and/or survivors with the fewest tax consequences. As you make plans for the end of life, it is important to share details with family ahead of time. Make sure you know whose names are on accounts with you, and their rights to the account after your death so that they can have access to them after your death. If you are married, make sure your spouse knows how to access all of your accounts. Here are some documents that are essential...

**Will** – A will states how you want your property to be distributed after you die. Writing a will can be as simple as typing out how you want your assets to be transferred to loved ones or charitable organizations. If you do not have a will when you die your estate will be handled in probate. In probate, your property could be distributed differently from what you would like and can be costly to your beneficiaries.

**Durable Power of Attorney** - A power of attorney is a legal document delegating authority from one person to another. In the document, the maker of the power of attorney (the “principal”) grants the right to act on the maker’s behalf as that person’s agent. What authority is granted depends on the specific language of the power of attorney. A person giving a power of attorney may make it very broad or may limit it to certain specific acts. A power of attorney may be used to give another the right to sell a car, home or other property. A power of attorney might be used to allow another to access bank accounts, sign a contract, make health care decisions, handle

financial transactions or sign legal documents for the principal. It may give others the right to do almost any legal act that the maker of the power of attorney could do, including the ability to create trusts and make gifts. A power of attorney is an important and powerful legal document, as it is authority for someone to act in someone else’s legal capacity. It should be drawn by a lawyer to meet the person’s specific circumstances and must be signed by the principal and by two witnesses to the principal’s signature, and a notary must acknowledge the principal’s signature for the power of attorney to be properly executed and valid under Florida law.

**Healthcare Surrogate** – This document specifies the person you have chosen, who you trust with your life, to make medical decisions for you. It is activated when you are unconscious, or unable to make medical decisions. You need to choose someone who meets the legal requirements in Florida for acting as your agent. Please know that your emergency contact person isn’t automatically allowed to make medical decisions for you.

**Living Will** – This is a type of “advance directive” that goes into effect when a person is terminally ill. A living will does not give you the opportunity to select someone to make medical decisions for you, but it does allow you to specify the kind of treatment you want in specific situations. For example, you might choose to specify that you do not want to be treated with antibiotics if death is imminent. You may not wish to be resuscitated if your heart stops or if you stop breathing. In this case a Do Not Resuscitate (DNR) order would be entered on your medical chart.

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## Washing Machines

We would like to remind all Unit Owners that our washers and dryers are for residential use only. Contractors are strictly prohibited from using the sink and laundry room. Please advise your contractors of this rule, as the homeowners construction deposit may be affected. Any oversized items like large bath mats, comforters, dog mats/beds or bedspreads, should be brought to a drycleaner or a commercial Laundromat. This will prevent damage, cost of repair and the inconvenience to the Unit Owners for a machine that is not working and in need of repair. Your cooperation is greatly appreciated.

## Repairs and Alterations

No unit owner may make or cause any structural alteration to and in the building, including, but not limited to terraces. The owner must submit a fully executed contractor package provided by Management office, with all applicable deposits and permits, prior to any construction within the owners unit. All contractors must be licensed and insured and name Dome Condominium as additional insured. Contractors must sign in the office each day they are on property.

## Parking

Parking spaces were assigned to the unit at the time of the original sale of each unit by the developer, and the right to use a designated parking space passes as an appurtenance with each subsequent sale to a new owner. A unit owner may not transfer or assign use of the parking space identified with his unit except in connection with the sale of the unit. (DEC 9.A. BL IX.3. N)

Parking in a space assigned to another unit owner is prohibited. A unit owner who does not wish to use his assigned space may give written permission to another unit owner to park therein, either for a specified temporary period or for an indeterminate time. A copy of such written permission shall be filed by the owners with the Condominium Office. Such permission shall terminate with the sale of the unit to another party if not terminated sooner by the granter of the permission.

Vehicles must park "head-in" to parking space when parking; backing into the parking space is not permitted. The vehicle must be parked inside the lines marking the boundary of the parking space. Violators of this rule may be towed at their own expense.



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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.

**786-486-9022**

Excellent References  
Resume Available on Request

# Earth Day fun facts

## Earth day April 22, 2019

- On April 22, 1970, the first Earth Day was celebrated.
- Today Earth Day is the largest secular observance day in the world, celebrated by more than 1 billion people every year.
- 2020 marks the 50th anniversary of Earth Day.
- Over 193 countries around the world celebrate Earth Day.
- Earth Day was founded by Gaylord Nelson, he was a US Senator at that time.
- The first major international conference on environmental issues was held in 1972 in Sweden and UN sponsored it.
- The ringing of the Peace bell given by Japan is one of the highlighting moments on the annual Earth Day ceremony in UN. The bell is made from coins given by school children to further peace on Earth.
- Earth Day led to the creation of the Environmental Protection Agency (EPA).
- The shade and wind buffering provided by trees reduces annual heating and cooling cost by 2.1 billion dollars.
- The UN officially renamed Earth Day as the International Mother Earth Day in 2009.
- In 2000, Internet was for the first time used as a principle-organizing tool to celebrate Earth Day.
- Earth Day Network works towards increasing the awareness about recycling, planting trees and fighting against global warming and climate change.
- Earth Day Flag is also known as Ecology Flag.
- 10,000 Earth Day events are hosted around the world by Earth Day Network members.
- 2,000 colleges and 10,000 primary and secondary schools participated in the first Earth Day event.
- 1 in every 4 mammals is at the risk of extinction.
- Earth Day led to the passage of Clean Air Act, the water Quality Improvement Act, and the Endangered Species Act.
- 15% of all greenhouse gas emissions are resulted from deforestation.
- 100 endangered species of orchids are planted and maintained in Panama, to prevent their extinction in honor of Earth Day.



## Classified Section

Moving sale: Sofa \$75, Chairs \$75, Chest \$50, Pictures each \$15. Bargains, call Peter 786-762-2633.

Looking to trade parking spaces. I have a walker and cannot climb stairs and park upstairs in space 64 behind the 2100 building. Would anyone who is on ground level be willing to switch with me. Thanks. Please call 305-895-9671.

If you would like to place an ad in our classified section, Please submit your information by the 1<sup>st</sup> of the month to: [DomeCondominium@comcast.net](mailto:DomeCondominium@comcast.net)



## NEW RESIDENTS

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1111 - Abdallah Layachi Bouchala



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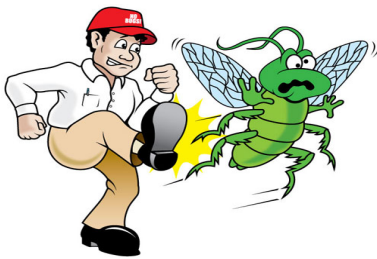
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## Pest Control

The 2100 building will be from 9 a.m. to 2 p.m. on Thursday April 18th. The 2150 building will be from 9 a.m. to 2 p.m. on Friday April 19th. Please look for notices posted at the elevator for any possible schedule changes.



## Word Search

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

### April Showers Bring May Flowers

- |            |           |          |              |
|------------|-----------|----------|--------------|
| AMARYLLIS  | FORSYTHIA | LILY     | POPPY        |
| CLEMATIS   | FREESIA   | MAGNOLIA | RHODODENDRON |
| CORNFLOWER | GARDENIA  | ORCHID   | ROSE         |
| DAHLIA     | HEATHER   | PANSY    | TULIP        |
| DOGWOOD    | HOLLYHOCK | PEONY    | WILLOW       |



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STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	2150 Sans Souci Blvd B1111	2/2	1,188	\$199,000	\$185,000
Sold	2100 Sans Souci Blvd B105	2/2	1,188	\$178,000	\$168,000

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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