



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 6 Issue 5

April 2021

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
North Miami, Florida 33181
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Janitorial .. Seria Madrigal Thomas
Janitorial ... Adrian Paz Cabarca

IMPORTANT NUMBERS

General..... 305-893-2107
After Hours..... 305-893-2107

OFFICE HOURS

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



EDITOR'S NOTES

If you wish to be an integral part of our vibrant community of North Miami, please be sure you are registered to vote. Here's what you should know...

2021 Municipal Election Information

The following seats are up for Election

District 2: Currently held by Councilwoman Carol Keys Esq.

District 3: Currently held by Councilwoman Mary Estimé-Irvin

Mayor: Currently held by Mayor Philippe Bien-Aime

Election Day - Tuesday, May 11, 2021

Election Day Polling Location

Miami-Dade County Fire Station #20

13000 NE 16 Ave

North Miami, FL 33161

Registration Closes - Monday, April 12, 2021

Early Voting Begins - Monday, April 26, 2021

Early Voting Ends - Sunday, May 9, 2021

EARLY VOTING SCHEDULE FOR THE MAY 11, 2021 NORTH MIAMI
REGULAR ELECTION, NORTH MIAMI PUBLIC LIBRARY, 835 NE 132ND
STREET NORTH MIAMI, FL 33161.

April 26 – 7:00 am – 3:00 pm, April 27 – 7:00 am – 3:00 pm, April 28 – 7:00 am
– 3:00 pm, April 29 – 7:00 am – 3:00 pm, April 30 – 7:00 am – 3:00 pm, May
1 – 7:00 am – 3:00 pm, May 2 – 7:00 am – 3:00 pm, May 3 – 11:00 am – 7:00
pm, May 4 – 11:00 am – 7:00 pm, May 5 – 11:00 am – 7:00 pm, May 6 – 11:00
am – 7:00 pm, May 7 – 11:00 am – 7:00 pm, May 8 – 11:00 am – 7:00 pm, May
9 – 11:00 am – 7:00 pm.

Sample ballots for this election are not yet available.



OUR PHYSICAL PLANT

Landscaping

You may notice that new shrubs have been planted in front of our property, between our two towers to enhance the “curb appeal” of our home, as well as at the southeast corner of our garage. Landscaping makes a big difference in how the value of our buildings and our community are perceived.

Chiller Unit

As a temporary measure, the Board of Directors has placed a “chiller unit” behind the 2100 building in order to cool each apartment, as well as the common areas of the 2100 building. It was installed due to the breakdown of our existing cooling mechanism. This installation will remain until a permanent solution to the air-conditioning issue has been assessed and work to repair or replace it is complete.

Pest Control

Our pest control company usually attends to our buildings during the 3rd week of each month (Apr 22/23 and May 20/21). The 2100 building is scheduled from 9 a.m. to 2 p.m. on Thursday and the 2150 building is scheduled from 9 a.m. to 2 p.m. on Friday. Please look for notices posted at the elevator lobbies for any possible schedule changes.



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

APRIL FOOLS
APRIL SHOWERS
BABY ANIMALS

BASEBALL
BEES
BLOOMING

BLOSSOMS
BUTTERFLIES
EARTH DAY

EASTER EGGS
EASTER SUNDAY
FLOWERS

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RULES AND REGULATIONS

A complete set of our rules and regs, which has been approved by our attorney and voted upon by our elected Board of Directors, can be found on our Vertilink website at <https://websites.vertilinc.com/Dome/>. If you are an owner and do not yet have login credentials for Vertilink, please call the office (305-893-2107) and Gisbell or Eli can assist you. Here are some rules that every resident should be aware of:

CONSTRUCTION/REMODELING:

Any construction or remodeling that takes place within a unit must follow the New Construction Package instructions, which can be picked up from our administrative office in the 2150 building. Work can ONLY take place Monday – Friday from 9:00 am – 4:00 pm. That means that gear/tools must be removed and workers off of the property by 4:00 pm. Work can NEVER take place on Weekends or Holidays. This rule is for the safety, protection and comfort of all residents and will be strictly enforced.

TRASH CHUTE: No cardboard boxes. No hazardous chemicals, oil or flammable materials. No furniture, wood or appliances. No Batteries. No paint cans. All trash must be security bagged. Do not leave garbage or boxes inside the trash chute room. Please keep the trash chute rooms clean and litter-free.

ESA ANIMALS: Beginning July 1, 2020, new legislation has gone into effect in Florida. Under the new law, residents/tenants who falsely claim their pet is an emotional support animal without following the correct procedures may be subject to legal liability and penalties. Now more than ever, it is important to understand your rights as an ESA owner and obtain your ESA documentation from a reputable source.

Generally, owners of emotional support animals have invisible disabilities such as depression, anxiety, PTSD or phobias. An owner or tenant can prove that they have a disability related need for an emotional support animal by submitting an ESA recommendation letter from a licensed health care practitioner to their HOA and/or landlord.

A wide range of health care practitioners are permitted to provide ESA letters in Florida, including:

- psychologists
- mental health counselors
- marriage and family therapists
- social workers
- psychiatrists
- doctors
- registered nurses
- and other licensed professionals

In addition to being allowed to ask for an ESA letter from a licensed provider, HOAs/landlords are also permitted to request proof of compliance with state and local requirements for licensing and vaccination of the ESA. An emotional support animal is not exempt from general licensing and vaccination rules that generally apply to all animals in the jurisdiction. HOA Boards and Landlords are not permitted to request information that details the diagnosis or severity of the owner's/tenant's disability, and they cannot request any medical records relating to the owner's/tenant's disability. Under the new rules, housing providers cannot require the use of a specific form or a notarized document. HOAs and Landlords also cannot deny an ESA request solely because the tenant did not follow the landlord's routine procedure for ESA accommodations. That means that HOAs and landlords must consider an ESA request if the owner/tenant submits valid ESA documentation from their health care practitioner. They cannot further insist that the owner/tenant submit additional forms or follow a different procedure if the owner/tenant has otherwise complied with ESA rules.

Florida's ESA rules make clear that, in order to have a valid emotional support animal, the owner/tenant must possess documentation from a licensed health care practitioner.

All prospective ESA owners should understand that a mere certificate, ID or registration bought online will not be enough to properly qualify their animal companion as an ESA.

RULES FOR ALL DOGS: Miami Dade leash law - When a dog goes off private property, it must be leashed at all times. Dogs are not permitted to roam free off private property.

Pick up your dog's waste. It's the law! Just like littering, it is unlawful NOT to pick up after your dog and is subject to fine. The law requires that you must always pick up after your dog and carry "a suitable instrument" to do so whenever you walk your dog.

BALCONY LIGHTS: All holiday lights displayed on balconies must be removed immediately.

AUTOMOBILES & TRUCKS

- All cars and trucks must park head in only, or they will be towed.
- All trucks carrying debris or materials in the truck bed, must cover the load, so as not to be seen.
- All vehicles must have valid plates and current registrations or they will be towed.
- Any vehicle parked in an unauthorized space will be towed.



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