



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 5 Issue 3

May 2019

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
North Miami, Florida 33181
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ASSOCIATION OFFICERS

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Director Maria Julia Garcia
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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

Engineered Life Safety System

The Dome Condominium Board of Directors has taken an informed and proactive approach to our Fire Safety. There has been “much ado” in the Florida Legislature about Fire Safety and mandating Fire Sprinklers in un-sprinklered high rise condominium buildings higher than 75 feet.

Our Dome Condominium filed with the state for an “opt out,” in May of 2016, well before the original state deadline of December 2016. The Association hired Sara Maman, PE, to complete an Engineered Life Safety System (ELSS) in accordance to the state and municipal laws.

The ELSS for Dome Condominium was done in 2016 and 2017 because, according to another article, “Even for associations that properly followed the instructions for opting out, the law still requires them to install an engineered life safety system” by December 2019. The newest legislation in Tallahassee may extend this deadline, now, to January 1, 2023.

Many people wonder what is an ELSS? According to online sources, the ELSS “provides a level of protection equal to or better than a full fire sprinkler system.” There are three components:

1. Partial automatic fire sprinkler system installation in common areas, [including] one sprinkler head through the front door into each dwelling unit,
2. Integrated smoke detection and alarm system, and
3. A system of approved compartmentation to help restrict a fire from spreading.

So, what are Dome Condominium’s next steps? HB 647 of the Florida Senate is in session right NOW. There has been NO final vote, but the original verbiage and original dates have been extended or changed to accommodate timeliness. According to our Condominium Manager, Gus Manessis, “We are in process (finishing mid-May) with our life safety. We have certified our pressurization, back flows, alarm annunciator panel, and smoke extractors.”

Our Board of Directors has been closely watching the progress of HB 647. The latest action in the Florida Senate was April 25, 2019. To stay informed, you can visit the Florida Senate mobile/online site and track HB 647: <http://www.flsenate.gov/Session/Bill/2019/647/BillText/e1/PDF>

Rest assured that your Dome Condominium Board of Directors is fully aware of the legislative actions. We commit to our proactive approach, ensuring our safety.

Submitted by, Joanne Stiger, Dome Condominium Secretary

Pest Control

The 2100 building will be from 9 a.m. to 2 p.m. on Thursday May 23rd. The 2150 building will be from 9 a.m. to 2 p.m. on Friday May 24th. Please look for notices posted at the elevator for any possible schedule changes.

Volunteer Corner

Quick Tips for Avoiding Fraud

There are many varieties of consumer fraud. Here are some tips to help you avoid being a victim:

- **Don't give out personal information.** Don't share your Social Security number, birthdate, credit card number, bank account number, passwords, or other personal data, especially if you didn't initiate it.
- **Don't be intimidated.** Imposters may call and tell you that you must wire money or you'll face arrest, deportation, or auditing by the IRS.
- **Don't pay with a wire transfer or gift cards.** Scammers call and try to force you to pay them with specific branded gift cards or with a wire transfer.
- **Don't rely on caller ID displays.** Scammers can change the display to a name company, or government agency that you trust.
- **Ignore unsolicited offers.** Don't respond if someone you do not know asks you to send money or money orders to claim a prize, lottery, credit card, loan or other valuable offers.

Beware of Fake Shopping Apps. Scammers create imposter, or fake, apps of your favorite retailers. Fake apps can install malware on your smartphone. They could also steal the payment information you saved in the app or login credentials for other apps. Beware if a shopping app has:

- No history of previous versions.
- A description with incorrect spelling and grammar.
- Very few or only negative user reviews in the app store.

Download a retailer's app directly from their website. If you suspect that an app is a fake, delete and report it to the app store.

Remember that your Bayview Buddies are community volunteers available to assist you, should the need arise. If you wish to volunteer, or if you can use a helpful hand, please call Carla Oxios at (305) 992-4055.

Please begin your hurricane preparedness. It's that time of year again!!



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Fire Alarm Speakers

The above picture is of the FIRE ALARM SPEAKER we have in all our units. There is one located in every bedroom and one in the living area. These speakers are wired directly to the fire alarm system and if disconnected it will send a warning to the Fire Alarm Monitoring Company. Removal of this Speaker is a Felony violation in the State of Florida. Disconnecting the Speaker can also incur a fine to the Unit Owner if service is needed to reconnect Speaker. Please Do Not disconnect or remove these Speakers for any reason. If you are painting or have contractors working in your Unit, please advise them to use tape around the Speakers.



Word Search

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

2100 Sans Souci Blvd

- 105 - J Carino Jomillo & Kenneth Loomis
- 404 - Ivonne Ronderos & Jean Bailly
- 906 - Justo Arce
- 1510 - Nicole Stekelorum

Classified Section

- Interactive Health Get-A-Way black leather massage chair. Mint condition. Original price new is \$5,000. Selling for \$300. Please call Cary 305-332-3776.
- 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 1st of the month to: DomeCondominium@comcast.net



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BAYVIEW TOWERS

FEATURED PROPERTY

2150 Sans Souci Blvd B1006 2BD 2BA 1,188SF \$198,000

STATUS	ADDRESS	BD/BA	LA SF	LIST \$	SALE \$
Sold	2100 Sans Souci Blvd C404	2/2	1,304	\$229,000	\$215,000
Sold	2100 Sans Souci Blvd B906	2/2	1,188	\$199,000	\$193,500
Sold	2150 Sans Souci Blvd B701	2/2	1,188	\$175,000	\$177,500
Sold	2100 Sans Souci Blvd A1510	1/1/1	855	\$145,000	\$135,000

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

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ERIC BROAD
BROKER ASSOCIATE

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305.866.2423

305.866.2410

ERIC BROAD - REALTOR

@BESTOFMIAMIBEACH

M. KOTLER REALTY, INC.

Fire Safety Tips

The kitchen is where more home fires occur than anywhere else in the house and that cooking is the number one cause of home fires?

1. Never leave cooking food unattended – stay in the kitchen when frying, grilling or broiling food. If you have to leave the kitchen, even for a second, turn off the stove.
2. Check your food regularly while cooking and remain in the home while cooking.
3. Use a timer so you'll remember that the stove or oven is on.
4. Don't wear loose clothing or dangling sleeves while cooking.
5. Keep the kids away from the cooking area. Enforce a "kid-free zone" and make them stay at least three feet away from the stove.
6. Keep anything that can catch fire - pot holders, oven mitts, wooden utensils, paper or plastic bags, food packaging, and towels or curtains—away from your stove, oven or any other appliance in the kitchen that generates heat.
7. Clean cooking surfaces on a regular basis to prevent grease buildup.
8. Purchase a fire extinguisher to keep in your kitchen. Follow this simple step on how to use a fire extinguisher.
9. Always check the kitchen before going to bed or leaving

the home to make sure all stoves, ovens, and small appliances are turned off.

10. Install a smoke alarm near your kitchen, near sleeping areas, and inside and outside bedrooms if you sleep with doors closed. Use the test button to check it each month. Replace all batteries at least once a year.
11. If you have no extinguisher and have a fire on the stove that contains grease or oil DO NOT throw water on it that will spread the fire. Either cover pot with a lid or pour baking soda on the fire.

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