



# DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 17 Issue 6

January 2019

## Delvista Towers Condominium Association

20225 NE 34th Court  
Aventura, Florida 33180

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**President**..... Marvin Lebovitz  
**Vice President** ..... Mark Braun  
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**Director** ..... Marcos Fiegler  
**Director** ..... Regina Goldfein  
**Director** ..... Catherine Clark

### PROPERTY STAFF

**Property Manager**..... Teri Dattilio  
**Administrative Asst.** Vanessa Pena  
**Chief Engineer** ..... Eddie Suarez

### IMPORTANT NUMBERS

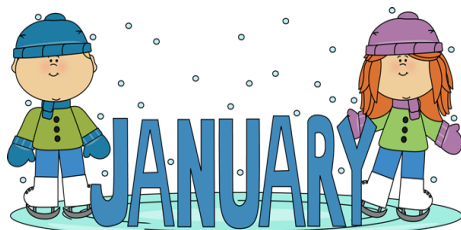
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**Guard House**..... 305-937-0404  
**Valet**..... 305-937-0188 x204

### OFFICE HOURS

Monday-Friday  
9:00 AM - 5:00 PM

### NEWSLETTER EDITOR

Regina Goldfein..... 305-934-6731  
E-mail.. reginarealtor203@gmail.com  
Spanish Translation..... Vanessa Pena



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## President's Report

I hope everyone had an enjoyable Chanukah and Merry Christmas ... Happy and prosperous 2019 to all ... The BOD extends a heartfelt appreciation to our previous manager Caryn Rosenthal for 5 years of dedicated service to our association. Thank you, Caryn and best wishes, in your new endeavor. We are very pleased to welcome Teri Dattilio as our new property manager. Teri is a seasoned veteran with vast experience in the construction business and she is also a chemical engineer. For those of you who have not yet met Teri, please swing by the office and introduce yourself, just not all at once ... This past year has been an exceptionally busy / hectic one to say the least and 2019 will outpace 2018. I want to take this opportunity to thank our entire staff especially our BOD for their exceptional hard work, and excessive hours devoted to Delvista.

We have successfully completed the structural restoration work on Tower 2 cooling tower, with barely any inconvenience to the unit owners thanks to the ingenuity of our chief mechanical engineer Eddie Suarez. Thank you Eddie... We will be performing the same structural restoration to the Tower 1 cooling tower this spring to be completed by hurricane season. Our massive renovation project is moving

## Mensaje Del Gerente

*Espero que todos hayan tenido una agradable Chanukah y feliz Navidad... Feliz y próspero 2019 a todos... El BOD extiende un sincero agradecimiento a nuestro mánager anterior Caryn Rosenthal por 5 años de servicio dedicado a nuestra asociación. Gracias Caryn y los*



*mejores deseos en su nuevo esfuerzo. Estamos muy contentos de dar la bienvenida a Teri Dattilio como nuestro nuevo administrador de la propiedad. Teri es una veterana experimentada con vasta experiencia en el negocio de la construcción y también es Ingeniera Química. Para aquellos de ustedes que todavía no han conocido a Teri, por favor, pasar por la oficina y presentarse, simplemente no todos a la vez... Este año pasado ha sido un excepcionalmente ocupado/agitado para decir lo menos y 2019 va a superar 2018. Quiero aprovechar esta oportunidad para agradecer a todo nuestro personal, especialmente a nuestra DBO por su trabajo duro excepcional, y las horas excesivas dedicadas a Delvista.*

*Hemos completado con éxito el trabajo de restauración estructural en torre de enfriamiento torre 2 con, apenas cualquier inconveniente para los propietarios de la unidad gracias a la ingenuidad de nuestro ingeniero mecánico jefe Eddie Suarez. Gracias Eddy... Realizaremos la misma restau-*

Continued on page 2

Pasa a la pagina 5

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

forward in a systematic process quite well with minimal discomfort to our residents. The tricky part is upon us as it involves the flooring installation in front of the elevator banks on each floor. Management office will furnish you with instructions of utilizing the staircase to the floor below or above yours during this process. All units will soon be having their entry doors replaced with new levers and locks. No additional locks will be permitted to be installed on new doors as it compromises the required 45 minute fire life safety code of the doors.

During the renovation process most individuals only notice the aesthetic

progress. There are a lot of underlying mechanical changes that go unnoticed as the design of the project entailed relocation of various mechanical components. One being the relocation and newly installed A/C insulated ducts and linear diffusers throughout the common areas which will enhance the performance of our cooling systems as well as contribute to utility savings. We have just issued a contract to fully update our entire fire life safety system as our existing system is antiquated with no ability to acquire replacement parts and safely maintain without continuous glitches. This will bring us up to the required 40 year compliance ahead of schedule. Our fire safety company will be working in direct coordination

with Capital Renovation Contractors to change out / relocate specific components throughout the common areas. This will eliminate having to cut into finished ceilings and walls at a later date. An additional code compliant aspect to this project requires the addition of specifically placed speakers in your units. Management office will be updating you with dates for your units.

We are currently working on the aesthetic interior design of the elevator cabs to compliment and complete the design project. Our new website will soon be operational giving you access to a host of information and the ability to initiate many actions.

*Continued on page 3*



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**Manager (cont. from page 2)**

As for the gym expansion which is still months away, I've had several serious workout aficionados express to me their desires for certain equipment. During my travels working out in various gyms and visiting pro sports team facilities I always have the opportunity to use new equipment, evaluate it, and acquire the thoughts from the trainers and strength conditioning coaches of the pro teams. Approximately 3 weeks ago I spent the day at the annual sports fitness equipment convention in Orlando and saw a lot of great redesigned compact strength conditioning equipment multi stations and state of the art cardio equipment to cover those expressed individuals wishes within the best possible way of our allotted space.

As for the financial health of Delvista, I am pleased to report that we have an unprecedented near ZERO delinquency as it pertains to maintenance and assessment collections, thanks to the diligent work of Caryn and Vanessa. As always there is a lot more to share but not enough space... The management office will continue to update everyone with logistics, schedules, and other pertinent info as it becomes available.

Best,

Marvin M. Lebovitz, President  
Delvista Towers Association  
& Road Board



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Active	20225 NE 34 Ct 413	2/2	1,158	\$240,000
Active	20225 NE 34 Ct 219	2/2	1,235	\$235,000
Active	20225 NE 34 Ct 416	2/2	1,213	\$229,000
Active	20355 NE 34 Ct 1129	2/2	1,235	\$220,000

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

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### From The Editor

This newsletter is by and for the residents of Delvista Towers. Our goal is to create an informative and entertaining publication for the enjoyment and benefit of all. We look forward to contributions and suggestions from you, but we do reserve the right to decide what will be published. You can write to me directly reginarealtor203@gmail.com. I enjoy hearing from you.



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### Aviso De La Editora

Recordamos que este boletín en por y para los residentes de Delvista Towers. Nuestra meta es crear una publicación entretenida e informativa para beneficio de todos. Siempre esperamos sus contribuciones y sugerencias pero recuerde que nos reservamos el derecho de publicación ya que el espacio es limitado. Escríbanme a reginarealtor203@gmail.com..



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### JANUARY BIRTHDAYS

David Zwolin-1

Sarah Kerzner-9

Gene Bass-11

Fay Fernandez-20

### JANUARY ANNIVERSARIES

Suzana and David Zwolin-10

Benjamin and

Celia Wolak-14



If you would like your special occasion Celebrated in the Delvista Newsletter, send an e mail with your name and date, and please indicate if it is a Birthday or Anniversary. E mail to reginarealtor203@gmail.com. Looking forward to hearing from you.

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**Gerente (viene de la pagina 1)**

ración estructural a la torre de enfriamiento de la torre 1 esta primavera para ser completada por la temporada de huracanes. Nuestro proyecto de renovación masiva está avanzando en un proceso sistemático bastante bien con un mínimo de molestias a nuestros residentes. La parte complicada es sobre nosotros, ya que implica la instalación de pisos en frente de los bancos de ascensores en cada piso. La oficina de administración le proporcionará instrucciones para utilizar la escalera hasta el piso debajo o por encima de la suya durante este proceso. Todas las unidades pronto tendrán sus puertas de entrada reemplazadas con nuevas palancas y cerraduras. No se permitirá la instalación de cerraduras adicionales en puertas nuevas, ya que compromete el código de seguridad de la vida útil del fuego de 45 minutos requerido de las puertas.

Durante el proceso de renovación, la mayoría de las personas solo notan el progreso estético. Hay muchos cambios mecánicos subyacentes que pasan desapercibidos a medida que el diseño del proyecto implicaba la reubicación de varios componentes mecánicos. Uno de ellos es la reubicación y los conductos aislados A/C recién instalados y difusores lineales en todas las áreas comunes que mejorarán el rendimiento de nuestros sistemas de enfriamiento, así como contribuyen al ahorro de servicios públicos. Acabamos de emitir un contrato para actualizar completamente todo nuestro sistema de seguridad de la vida de fuego, ya que nuestro sistema existente es anticuado, sin capacidad para adquirir piezas de repuesto y mantener de forma segura sin fallos continuos. Esto nos llevará hasta el cumplimiento requerido de 40 años antes de lo previsto. Nuestra compañía de seguridad

contra incendios estará trabajando en coordinación directa con contratistas de renovación de capital para cambiar/reubicar componentes específicos en todas las áreas comunes. Esto eliminará el tener que cortar en techos acabados y paredes en una fecha posterior. Un aspecto de código adicional compatible con este proyecto requiere la adición de altavoces colocados específicamente en sus unidades. La oficina de administración le estará actualizando con fechas para sus unidades.

Actualmente estamos trabajando en el diseño de interiores estéticos de las cabinas de ascensores para complementar y completar el proyecto de diseño. Nuestro nuevo sitio web pronto estará operativo dándole acceso a una gran cantidad de información y la capacidad de iniciar muchas acciones.

En cuanto a la expansión del gimnasio

*Pasa a la pagina 6*

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**Gerente (viene de la pagina 5)**

que todavía está a meses de distancia, he tenido varios aficionados serios de entrenamiento expreso a mí sus deseos para ciertos equipos. Durante mis viajes trabajando en varios gimnasios y visitando las instalaciones profesionales del equipo de deportes siempre tengo la oportunidad de usar nuevos equipos, evaluarlo, y adquirir los pensamientos de los entrenadores y entrenadores de acondicionamiento de fuerza de los equipos profesionales. Hace aproximadamente 3 semanas pasé el día en la Convención anual de equipos deportivos de fitness en Orlando y vi una gran cantidad de grandes equipos de acondicionamiento de fuerza compacta rediseñados y equipos cardiovasculares de vanguardia para cubrir aquellos individuos expresados deseos dentro de la mejor manera posible de nuestro espacio asignado.

En cuanto a la salud financiera de Delvista, me complace informar que tenemos una delincuencia sin precedentes cerca de ZERO, ya que se refiere a las colecciones de mantenimiento y evaluación, gracias al trabajo diligente de Caryn y Vanessa. Como siempre hay mucho más que compartir pero no suficiente espacio... La oficina de administración seguirá actualizando a todos con la logística, los horarios y otra información pertinente a medida que esté disponible.

Saludos,  
Marvin M. Lebovitz, Presidente  
Delvista Towers Association & Road Board

**People Column**

Congratulations to Adriane Fiegles on the birth of her 4th Great-Granchild.

Congratulations to Lana and Edward Rozinsky, on birth of their Grandson.

Congratulations to Mariano and Deborah Magro on the birth of their Son.



**REMINDER**

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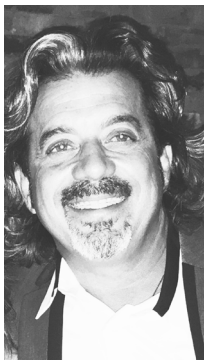
**Attention all Residents**

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