

Monthly **Southview** AT AVENTURA Newsletter

CONDOMINIUM ASSOCIATION INC

A Newsletter for the residents of the Southview at Aventura Condominium Association

Volume 11 Issue 7

March 2021

**Southview at Aventura
Condominium Association
3440 & 3350 NE 192 Street
Aventura, FL 33180**

PROPERTY STAFF

Emergency After Hours 800-927-4599
Manager Sam Jean-Baptiste
southviewcondo@ymail.com
Maintenance Staff ... Jose Montes
Janitorial Staff ... Provided by FSR
Pablo Perez
Disney Quintero

ASSOCIATION OFFICERS

President Mr. Faouzi Chbani
Vice Pres. Hernando Giraldo
Treasurer Lina Vallejo
Secretary Holger Velastegui
Director John Davila

IMPORTANT NUMBERS

Office 305-792-7766
Fax 305-792-7786
Email: southviewcondo@ymail.com
Southview community website:
<http://fsrsouth.fsrconnect.com/southviewataventura>
**First Service 24 Hr Customer
Care Center** 866-378-1099

NEW OFFICE HOURS

Mon, Wed, Fri - Open to residents
/public 10:30am - 3pm
Tues & Thurs .. Manager available
by appointment only



SOUTHVIEW SURVEY

Dear Southview Residents, please see Survey results below.”

71 responses

What do you consider the most important/urgent repair in the buildings? Please select just one. If your suggestion is not one of the three listed, click on **Other** and enter your suggestion. 68 out of 71 answered

1. Concrete restoration: 57.4% / 39 resp.
2. Change elevators: 25.0% / 17 resp.
3. Balcony repairs: 8.8% / 6 resp.
4. Other: 8.8% / 6 resp.

Do you agree with the cancellation of the line of credit? 69 out of 71 answered

1. No, I don't agree with the cancellation: 59.4% / 41 resp.
2. Yes, I agree with the cancellation: 40.6% / 28 resp.

Do you agree with the cancellation of the 4M special assessment? 67 out of 71 answered

1. Yes, I agree with the cancellation.: 61.2% / 41 resp.
2. No, I don't agree with the cancellation.: 38.8% / 26 resp.

Are you in favor of funding reserves? If you are, what would you consider a reasonable amount, per unit, per month? If you are not, please mark “No”. 70 out of 71 answered

1. NO: 45.7% / 32 resp.
2. \$100/month: 42.9% / 30 resp.
3. \$200/month: 10.0% / 7 resp.
4. \$300/month: 1.4% / 1 resp.

When should repair work begin? 70 out of 71 answered

1. ASAP: 72.9% / 51 resp.
2. During the summer: 14.3% / 10 resp.
3. End of the year: 8.6% / 6 resp.
4. Next year: 4.3% / 3 resp.

Your Board of Directors would like to save association dollars by performing multiple tasks at one time. Do you agree with the approach? 69 out of 71 answered

1. Yes, I agree with the approach: 84.1% / 58 resp.
2. No, I don't agree with the approach: 15.9% / 11 resp.

Continued on page 2

Survey (from page 1)

Which color would you suggest for the repainting of the pool fence? If your preference is not one of the three listed, click on other and enter your suggestion. out of 71 answered

1. Repaint the same color: 44.8% / 30 resp.
2. White: 44.8% / 30 resp.
3. Black: 4.5% / 3 resp.
4. Other: 6.0% / 4 resp.

Should Southview build a dog park, including space for dogs to relieve themselves? 68 out of 71 answered

Yes: 32.4% / 22 resp.

No: 67.6% / 46 resp.

How would you rate the overall level of service you receive from our property management company, FirstService Residential? 67 out of 71 answered

1. Excellent: 33.8% / 23 resp.
2. Good: 29.4% / 20 resp.
3. Fair: 19.1% / 13 resp.
4. Poor: 17.6% / 12 resp.

How would you rate the level of service provided by Samantha Jean-Baptiste, our property manager? 69 out of 71 answered

1. Excellent: 60.9% / 42 resp.
2. Good: 21.7% / 15 resp.
3. Poor: 10.1% / 7 resp.
4. Fair: 7.2% / 5 resp.

How would you rate the level of service provided by the cleaning staff, Disney Quintero? 69 out of 71 answered

1. Excellent: 39.1% / 27 resp.
2. Good: 30.4% / 21 resp.
3. Fair: 26.1% / 18 resp.
4. Poor: 4.3% / 3 resp.

How would you rate the level of service provided by the cleaning staff, Pablo Perez? 69 out of 71 answered

1. Good: 40.6% / 28 resp.
2. Excellent: 33.3% / 23 resp.

3. Fair: 23.2% / 16 resp.
4. Poor: 2.9% / 2 resp.

How would you rate the level of service provided by the Maintenance Staff? 69 out of 71 answered

1. Excellent: 47.8% / 33 resp.
2. Good: 37.7% / 26 resp.
3. Fair: 11.6% / 8 resp.
4. Poor: 2.9% / 2 resp.

How would you rate the level of service provided by the 24-hour customer call center (1.866.378.1099)? 55 out of 71 answered

1. Good: 54.5% / 30 resp.
2. Fair: 23.6% / 13 resp.
3. Excellent: 12.7% / 7 resp.
4. Poor: 9.1% / 5 resp.

How would you rate the method of payment applications, i.e.: ClickPay, Lockbox, etc. 65 out of 71 answered

1. Good: 52.3% / 34 resp.
2. Excellent: 33.8% / 22 resp.
3. Fair: 7.7% / 5 resp.
4. Poor: 6.2% / 4 resp.

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GET READY FOR TAX TIME

The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal
- Interest earned statements
- Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.



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