



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 6 Issue 9

August 2021

BAYVIEW TOWERS Dome Condominium Association, Inc.

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OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

EDITOR'S NOTE

A vehicle parked in our secure lot is safe. Right? For that reason, we'll leave valuable possessions in it (like laptops, cellphones, sunglasses, etc.). Items left in our cars is an invitation for thieves to break in and steal our stuff. Imagine that you feel so comfortable with your car parked in our lot that you don't even lock your doors! Bad idea!!! You're asking for trouble. Always lock your doors, even if you think you'll only be gone for a few minutes.

There has been an increase in auto thefts recently in Miami-Dade County. Thieves will take anything they can easily carry away. This includes **tires!** Did you know you can purchase a device to lock your tires? There's no guarantee that a dedicated thief can't get past your wheel locks, but, for about \$20, you can purchase a set of 4 wheel locks for just about any car, van, or truck. A thief will choose a car **without locks** before he attempts to steal the tires from a car **with locks**.

You can find wheel locks at Advance Auto Parts at Biscayne Boulevard and 116th Street. Amazon carries wheel locks, as well.

Stay safe... and keep your vehicle safe, too.

Rules and Regulations

A complete set of our rules and regs 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) for assistance.

Pest Control

Our pest control company usually attends to our buildings during the 3rd week of each month (Aug 19/20 and Sep 16/17). 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.



WORTH KNOWING ABOUT RECYCLES

Bayview Towers Condominium no longer recycles. The reason is pure economics. Sadly, people do not follow the rules concerning what can and cannot be recycled. When we contaminate the recycles by adding items that are unwashed or un-acceptable, the recycle company, Waste-Pro, charges us to take our contaminated "recyclables" to the dump.

Many of our residents still wish to recycle. Like me, you may have a friend living in the vicinity who is willing for you to place your recycles in their green bins. The City of North Miami picks up recyclables early Wednesday mornings. Perhaps if our residents can learn to recycle properly, we can have Waste-Pro return to picking up recycles at our building.

REMEMBER THESE RULES TO RECYCLE RIGHT: ALWAYS RECYCLE:

- Glass Jars and Bottles
- Aluminum Cans
- Tin Foil and Aluminum Pie Pans
- Plastic Bottles/Containers #1 - #7 (Remove bottle and container caps and drain liquids before recycling)
- Cereal Boxes
- Paper Towel Rolls
- Paperback Books and Phone Books
- Junk Mail
- Cardboard (flatten all boxes)
- Magazines and Catalogs
- Newspapers and Newspaper Inserts
- Loose Office Paper and File Folders (without wax liners)
- Paper Bags

NEVER RECYCLE:

- Plastic Grocery Bags or Wrap
- Garbage
- Wrapping Paper
- Styrofoam
- Electronics
- Hardback Books
- Ceramics or Dishes
- Food Waste
- Motor Oil Containers
- Household Hazardous Waste (engine oil, paint, gasoline, batteries, pesticides, etc.)
- Light Bulbs, Window Glass or Mirrors
- Yard Waste



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WORD SEARCH

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


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VOLUNTEERS NEEDED

Reminder... This is a call for Volunteers to serve on a new Grievance Committee. This committee shall not include any officers, directors, employees of the Association, or their spouses or family members. It shall be composed of volunteer residents-at-large.

Dome Condominium has rules and regulations that we are all expected to follow in order for us to live together in peace and harmony.

Our Board of Directors has the ability to impose fines and suspensions against any member, tenant, guest or invitee who breaks our rules.

Depending on the nature of the violation, the Association shall put the violator on notice that there has been a violation of the Association's governing documents. If such notice is sent, and the violator has not corrected the violation, the Board of Directors may determine that the violation warrants a fine or suspension. The alleged violator has an opportunity for a hearing before a Grievance Committee of at least three members appointed by the Board. A fine fitting the violation is proposed by the Board. If approved by the Grievance Committee, a fine is then levied by the Board. If the committee does not agree, the fine may not be imposed. If the Committee does agree, the fine is imposed and is a lien can be placed against the property, if not paid.

Contact your Dome Condominium office (office@domecondominium.com) if you are interested in serving as a committee member, or if you wish to receive more information concerning these procedures. Your name will be passed on to the Board of Directors for consideration. Thank you for your service.



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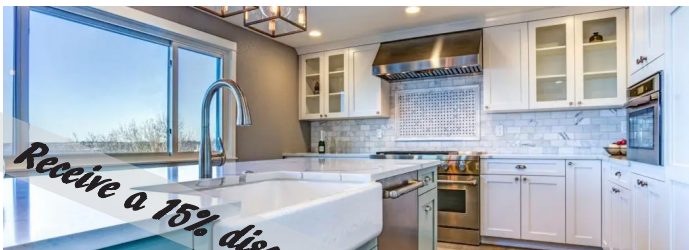
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PHYSICAL PLANT

The Champlain Tower tragedy has very deeply affected our community and condo dwellers all over the world. Inspections and reports from structural engineers are being requested in droves. This horrible event was a wake-up call to many condo owners who now understand the repercussions of not properly maintaining a property because of the money it will cost to owners. The Champlain Tower owners never imagined such a result!

Last month our Bayview Towers residents were invited to meet with a representative from Karins, our structural engineers. Our attorney was also present via Zoom, in order to clarify any legal questions. In that meeting, Karins reassured us that our two buildings are structurally safe and sound, and that we have no reason for concern of a collapse. Karins performed various tests over the past month indicating the good condition of our supporting columns and the steel rebar within.

Work on our property will begin this Fall, improving the integrity of our buildings and their re-sale value. Not only will our environment be newer and cleaner and safer, but the investment we make in our homes will be more secure.

If you have any questions concerning the work being done on our property or the cost to each of the homeowners, please attend the Board Meetings so that you can become more familiar with your elected representatives and get good and accurate information about our Capital Improvement Project.

This is the perfect opportunity to remind residents that our Board of Directors are a volunteer group of laypersons who do their best and work long hours to serve our community's needs. Most members are not professionals in the capacity in which they serve, and occasionally make a mistake. They are under a great deal of pressure to perform and should be applauded for their efforts, and not pointed at or scolded for their errors or omissions. We are all human. Please, let's give them the support they deserve, especially in this coming year, as they navigate through the daily details of our



buildings being under construction, and contractors being on site constantly. Our Board are owners, too, and they are tirelessly trying to do what's best for our Bayview Towers community.

New Laws - Post Champlain Towers

Except for a brief window that lasted barely two years, the state has had no oversight of the condition of aging condominium buildings in nearly 60 years of condo construction in the Sunshine State. No post-construction inspection requirements... No enforcement measures to repair potentially life-threatening structural damage... No requirement to maintain a contingency fund for emergency repairs.

"There are no regulations," said Eric Glazer, a Hallandale Beach lawyer with 30 years of condo law experience. "That's because the Florida Legislature is reluctant to pass laws that slow down condominium construction

Continued on page 6

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Physical Plant (*cont. from page 5*)

and sales.”, says Glazer. “Florida will do anything to help developers build and sell units, and all responsibility is passed onto the unit owners after the sale,” Glazer said. “There is almost a hands-off approach when it comes to structural integrity.”

Elevators and fire extinguishers get inspected — and that’s about it when it comes to any kind of state oversight of condominium safety once they’re occupied.

But even fire safety is vulnerable. If it weren’t for a London high-rise fire in 2017, the Florida Legislature might have succeeded at stripping some fire protection for older condos out of state law. A bill that passed the Legislature with only one “no” vote would have pushed back deadlines to retrofit older condos with fire sprinklers and let condo residents vote to opt out of installing them. But when it landed on then-Gov. Rick Scott’s desk, he vetoed the bill, citing the Grenfell Tower fire that killed 72 people and injured more than 70.

“This don’t-touch approach could change dramatically because of the Champlain Towers South disaster in Surfside.”, Glazer said. “Unfortunately it takes a tragedy like this to change the law, and that’s what’s going to happen here. Now we are going to have inspections all over the place.”

The Department of Business and Professional Regulation makes sure a state-certified inspector monitors the building’s progress, but once a certificate of occupancy is issued, the state’s responsibility ends, Glazer said.

Champlain Towers South was due for recertification this year. In fact, a 2018 inspection that discovered structural damage was part of the recertification process. Subsequent reports have confirmed the damage was extensive.

Lawmakers have already begun talking about drafting legislation to provide better oversight. “This is a state issue that needs to be resolved by the state,” said Raul Schwerdt, president of RAS Engineering, whose Hollywood firm has specialized in high-rise condominiums since 1998. Because of the unique conditions faced by coastal high-rises — seawater intrusion, sea-level rise and hurricanes — existing beachfront condos should be inspected more frequently than every 40 years. “They should be inspected

every five years,” Schwerdt said, like New York City and San Francisco require.

Glazer said lawmakers should also look at requiring condo associations to act more quickly on integrity reports that point out structural faults and make sure they have a **contingency fund** to handle major structural emergency repairs.

Champlain Towers South was facing \$15 million in repairs. But what the report didn’t say was that the damage needed immediate attention. Now, however, engineers will note if a building is in need of immediate repair, he predicted. “Buildings will finally be deemed unsafe,” he added. In hindsight, the board of directors — some of whom died in the collapse — should have acted quicker. “But did they even think for a minute that this could happen?”

Champlain residents now have sued the board of directors, saying the board members knew how bad the damage was. Had the condo association maintained a **reserve fund** for the \$15 million in repairs estimated for the building, the association wouldn’t have to levy massive fees on the unit owners, and perhaps the damage would have been repaired. “Truth is, a lot of repairs go unmade,” Glazer said. Those decisions can take years to make, because the board has to hold hearings and allow input and discussion and ultimately vote on whether to levy massive fees on themselves and their neighbors. “So they don’t make repairs and hope for the best,” Glazer said.

In 2008, the Legislature passed a bill to make condo boards with buildings over three stories tall have inspections every five years. Signed into law, the bill required associations to hire an architect or engineer to perform a structural integrity check but didn’t make the state responsible for enforcing that rule. The law also allowed the boards to opt out if a majority of its members voted against the inspection. Two years later, and after several associations complained about the high cost of getting inspections done, the Legislature passed a bill repealing the five-year inspection rule. “Had that law not been repealed, Champlain Tower South would have been inspected twice before the 2018 inspection.”, said Terri Jones, a former attorney with the DBPR. (Disaster might have been averted!)

Jeffrey Schweers is a capital bureau reporter for USA TODAY NETWORK-Florida. Published July 2, 2021