



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 6 Issue 10

September 2021

BAYVIEW TOWERS Dome Condominium Association, Inc.

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Vice Pres.Tina Hunsinger
V. Pres/Treas. ..Lynne Willner
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Director Sergio Evora
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Director Gib Oxios
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Director Destini Smith
Director Barbara Stewart

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OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

EDITOR'S NOTE

Our management office should have emergency access to every apartment in our community. Those who have lived in a multi-family community for some time know that anything can happen at any time... whether it's a leak from the apartment above or below us, or a smoke alarm going off inadvertently, or a service animal barking for an unknown reason. If no one is home to handle the emergency, one of our responsible board members, management team, or employees must be able to enter your apartment to ascertain what potential serious problem may be a threat to persons or property. If you are not certain that a copy of your apartment key is in our possession, please remedy that as soon as possible. If you do not wish to leave a key in the office, an alternative is to leave your key with a responsible person (preferably a resident of Bayview Towers) whose phone number you provide the office.

If you plan to be away from home for an extended period of time, you would be wise to advise your management office. Tell them how to contact you so they can assist with any issue that may arise.

OUR PET POLICY...

Our condominium documents state that no dogs of any kind may be maintained, kept or harbored in Dome Condominium. This includes dogs accompanying visitors.

Certified Service Animals or Emotional Support Animals **are not pets**. They must, however, be approved by the Board of Directors. Fake service/emotional support animal registration is now a crime in Florida. A new law will punish those who misrepresent their pets as service/emotional support animals. A person who knowingly and willfully misrepresents herself or himself as being qualified to use a service/emotional support animal commits a misdemeanor of the second degree, punishable as provided in Florida statute 775.082.

An individual with a disability who has a service/emotional support animal is entitled to full and equal access to all housing accommodations, and such a person shall not be required to pay extra compensation (pet deposit) for such an animal. However, such a person is liable for any damage done to the premises or to another

Continued on page 2

Pet Policy (cont. from page 1)

person on the premises by the animal. The Association may request proof of compliance with vaccination requirements.

The main differences between Service Dogs and Emotional Support Animals are that Service Dogs require specialized training to assist their owner with a disability related task, while Emotional Support Animals do not need specialized training. Most individuals are unaware of the fact that while Emotional Support Animals are recognized by the Fair Housing Act, they are not covered by the Americans with Disabilities Act. That means that you cannot bring Emotional Support Animals to public places like stores, restaurants and shopping malls.



When a licensed healthcare provider determines that the presence of an animal is critical to someone's mental health

to ease anxiety and help provide focus, they'll prescribe an emotional support animal. Unfortunately, because so many people have abused the term "emotional support animal" and asked for a waiver of their condo's pet rules, they've created skepticism and made it harder for those who truly need to get approval for their emotional support animal in Florida housing.

If Condo Associations and HOA's have reason to question a person's disability or need for an assistance animal, they have the right to request additional information before the Association can properly evaluate your request. Many people are not aware of just how far the Association can go with these inquiries. You don't automatically get an accommodation simply because you are disabled. You must provide reliable documentation to establish that you have a disability and that the animal in question will provide some type of disability-related assistance or emotional support.

Our condo documents require that an animal is **always kept under leash**. The City of North Miami also has a leash ordinance.

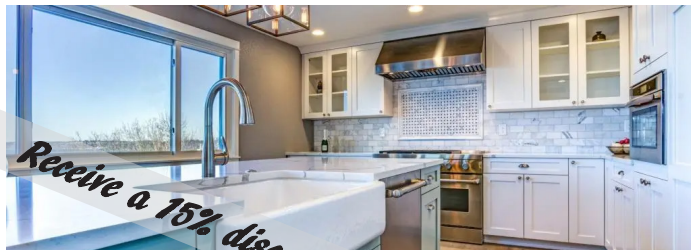
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ELECTIONS...

According to our condominium bylaws, we will hold our annual meeting and elections for our Board of Directors on the second Tuesday of December. This year that will be December 14, 2021. We would like to encourage all of our residents to participate in this vital process, not only as a voting member, but as a candidate. We welcome new Board members.

Here are some important details you should know about our election process:

Some of the below information is quoted directly from Chapter 718 of the Florida Statutes, however, because the statute is detailed and wordy, I have taken the liberty to paraphrase...

Members of the Board of Directors of a residential condominium shall be elected by written ballot or voting machine. At least 60 days before a scheduled election, the association shall mail, deliver, and/or electronically transmit to each unit owner entitled to vote, a **first notice** of the date of the election. This notice of date of election shall also be published in our monthly newsletter.

A unit owner desiring to be a candidate for the Board must give written notice of his or her intent to be a candidate to the Association at least 40 days before (by November 3, 2021) the scheduled election.

The Association shall mail, deliver, and/or electronically transmit a **second notice** of the election to all unit owners entitled to vote, together with a ballot that lists all candidates.

An information sheet must be furnished by the candidate at least 35 days before the election, should they wish to have it included in the second notice mailing. (The cost of mailing, delivery, electronic transmission and copying will be borne by the Association.) The Association is not liable for the accuracy of the contents of the information sheets prepared by the candidates.

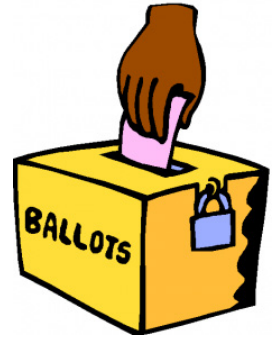
At least 20% of eligible voters must cast a ballot in order to have a valid election. The unit owner may not permit any other person to vote his or her ballot, and any ballots improperly cast are invalid.... A unit owner who needs assistance in casting their ballot shall obtain assistance, upon request.

At Bayview Towers we have 12 Board positions. 6 Board members are from the 2100 building and 6 are from the 2150 building. Two separate elections are held simultaneously. The tedious job of counting ballots on election night is done

by volunteers having no association with any of the candidates.

The regular election occurs on the date of the annual meeting.

Note: An election is not required unless more candidates file notices of intent to run or are nominated than there are Board vacancies. In other words, if there are 6 Board vacancies and 6 candidates are running, there is no need to have an election. If there are 6 vacancies and 7 candidates are running, there shall be an election.



Within 90 days after being elected or appointed to the Board, each newly elected or appointed Director shall certify in writing to the Secretary of the association that he or she has read the association's Declaration of Condominium, Articles of Incorporation, Bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the Association's members.

In lieu of this written certification, within one year prior, or 90 days after being elected or appointed to the Board, the newly elected or appointed Director may satisfactorily complete the state educational requirement. The written certification or educational certificate is valid as long as the Director serves on the Board without interruption. A Director of a residential condominium association who fails to timely file the written certification or educational certificate will be suspended from service on the Board until he or she complies.

If any resident wishes to have more detailed information concerning our elections, please make it known to your Association representatives and, if time permits, a seminar/forum can be organized to answer your questions and/or concerns.

PEST CONTROL

Our pest control company usually attends to our buildings during the 3rd week of each month (Sep 16/17, Oct 21/22). 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.

RECYCLING

Great news!!! Bayview Towers Condominium ***IS*** recycling. Please follow the rules concerning what can and cannot be recycled. Place your recycles in the green bins inside the double green doors of the 2100 and the 2150 buildings. The recycle rooms are open Monday through Friday from 8am to 4pm, and Saturday and Sunday from 8am to 12pm. Recyclables are picked up from Bayview Towers every Thursday morning.



Although the following list was published in our last newsletter, this is another reminder to recycle right:

Always Recycle:

- Clean 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 (recycle these at the grocery store)
- 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
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THE JEWISH HIGH HOLY DAYS

Rosh Hashanah and Yom Kippur are the most important of all Jewish Holidays and the only holidays that are purely religious, they are not tied to historical or natural events. They are observed in the fall season of the western calendar and the seventh month of the Jewish calendar - Tishri. Rosh Hashanah begins a 10-day period, known as the High Holy Days or Yamim Nora'im, a time of penitence and prayer that ends with Yom Kippur. Jews worldwide are given these 10 days to repent for their sins and ask God for forgiveness. "May you be inscribed in the Book of Life" is the common greeting during this period, as it is believed that on Rosh Hashanah God records the destiny of all mankind in the Book of Life. On Yom Kippur the Book is closed and sealed. Those that have repented for their sins are granted a good and happy New Year.

On Rosh Hashanah it is customary to eat foods that are sweet with flavor. This symbolizes the "sweetness and good fortune" of the New Year ahead. Foods flavored with honey, apples and carrots are commonly served. The Rosh Hashanah meal begins with apple and challah dipped in honey. Challah, the bread usually eaten on the Sabbath, is also specially prepared for the holiday. Instead of the traditional braided loaf, the Rosh Hashanah challah is round - symbolizing the cycle of the new year. The design of ladders or birds are added to the holiday challah by some families to commemorate the prayers rising to Heaven. Below you will find a delicious recipe for a Honey Whole Wheat Challah for you to enjoy this Rosh Hashanah.

HONEY WHOLE WHEAT CHALLAH



- 4 cups Flour
- 4 cups Whole-Grain Wheat flour
- 2 pkgs. Active Rapid-Rise Yeast
- 1 ½ tsp Salt
- 2 cups Hot Water
- ½ cup Honey
- ¼ cup Margarine
- 2 Eggs - beaten
- 1 Egg Yolk
- 1 tsp Water
- Sesame Seeds -- or poppy seeds

Combine both flours in a large bowl. Set aside 1 cup. Add yeast and salt to flours. Combine the hot water, honey, and margarine. Stir until margarine melts. Stir warm liquids into flour mixture. Stir in eggs. Knead dough on lightly floured board 7-10 minutes adding as much of reserved flour as needed to form a smooth, elastic dough. Cover dough and let it rest for 10 minutes. Cut dough into two parts and shape each part into a ball. Place both balls on a greased cookie sheets. Cover and let rise in a warm, draft-free place until the balls double in size. Beat egg yolk with the remaining 1 tsp water. Brush loaves with glaze and sprinkle with sesame or poppy seeds. Bake at 350 for 45-55 minutes or until brown. Remove from pan and cool on wire rack. Makes 2 loaves, 24 servings.

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