



# Bayview Towers

## *News and Views*

*A Newsletter for the Residents of Bayview Towers*

Volume 6 Issue 11

October 2021

### **BAYVIEW TOWERS Dome Condominium Association, Inc.**

2100/2150 Sans Souci Blvd.  
North Miami, Florida 33181  
305-893-2107  
www.DomeCondominium.com  
office@domecondominium.com



### **ASSOCIATION OFFICERS**

**President**.. Juan Carlos Alonso  
**Vice Pres.** .....Tina Hunsinger  
**V. Pres/Treas.** ..Lynne Willner  
**Secretary**.... Maria Julia Garcia  
**Director** ..... Margery Cohen  
**Director** ..... Sergio Evora  
**Director** ..... Phyllis Lehman  
**Director** ..... Gib Oxios  
**Director** ..... Kenny Quiney  
**Director** ..... Destini Smith  
**Director** ..... Barbara Stewart

### **PROPERTY STAFF**

**Manager** ..... Gisbell Lores  
**Asst. Mgr.** ..... Lazaro Fortun  
**Maint. Eng.** ..... Celso Goenaga  
**Asst. Maint.** ..... Aldo Maceo  
**Janitorial** ..... Moises Bazan  
**Janitorial** .. Seria Madrigal Thomas  
**Janitorial** ..... Stalin Avila

### **OFFICE HOURS**

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

### **NEWSLETTER EDITOR**

Carla Oxios

### **EDITOR'S NOTE**

Our Board of Directors encourages all residents to run for a Board position this December. Bayview Towers is our home. Our voice can be heard only if we are involved in the business of our Association.

Important decisions are made by the Board for the benefit of all residents. Under Florida law, the board or its committees set assessments for residents, hire personnel, maintain common areas, purchase insurance, obtain accounting and legal services and establish house rules. The Board's interest is to preserve, protect and improve the value of our real estate investment and to ensure the comfort and safety of our residents.

Over the next year, we will be embarking on several necessary renovation projects that will require good, well-thought-out planning and decision-making.

It's sometimes a difficult and thankless job, but each Board member's input is vital. New ideas and points of view are what keep us moving forward, remaining current and open-minded, rather than looking backwards because "that's the way we've always done it".

Your integrity, competence, insight, dedication and effectiveness are vital. We welcome your voice and your new ideas and hope you will consider stepping up to the plate to serve a 1-year commitment.

### **Daylight Savings**

On November 7, 2021, daylight savings time will end. That means that at 2:00 am, we will turn our clocks back to 1:00 am, giving us an extra hour!



### **Be Aware**

Any mechanic, contractor, or serviceman who comes to do work in your unit must be licensed and obtain the permits which are required by law. Check with our management office before giving anyone a down payment or paying for services in advance. All are required to sign in at the office every day they are working and, if they do not follow this procedure, the unit Owner will forfeit their \$1,000 security deposit being held by the Association.

## RENTAL POLICY

Our rental policy is simple, however, many of our residents are not familiar with this part of our bylaws.

The most important thing to know is that no unit shall be leased or rented without the **prior written approval of the association.**

No owner may rent his/her apartment until after the first full year of ownership or, as stated in our Rules and Regulations, "...the first day of the 13<sup>th</sup> month of ownership". At that time, should you wish to rent your unit, you must first notify the office that you wish to go on the Rental Waiting List. This must be done in writing, either by email (office@domecondominium.com) or by snail mail (Dome Condominium Association, Inc., Management Office, 2150 Sans Souci Blvd., North Miami, FL 33181). Remember to include your Building (2100 or 2150) and Unit number.

You will be placed at the bottom of the list and, when your name comes up to the top of the list, you will be notified. You will then have thirty (30) days within which to present a fully executed Lease, a copy of your Total A/C & Appliance, Inc. contract for the unit (or comparable Appliance, Plumbing, and A/C contract), and a One Thousand Dollar (\$1000) security deposit payable to Dome Condominium, which is deposited and will be returned to the Owner when the tenants vacate, providing there are no outstanding documented violations. Beginning in 2021, proof of Renter's Insurance is an additional requirement.

Tenants (Renters) must be approved by the Association and there must be no more than the approved number of tenants occupying the unit. Our Condo Declaration states two (2) Occupants per bedroom. All those oc-

cupying the Rental Unit must make formal application to the Association, unless under 18 years of age.

The Lease may only be for a period of one (1) year. An Owner may lease their unit for no more than three (3) consecutive one (1) year Leases, then, providing that the Renter and the Owner are in good standing with the Association, the Owner may place his name again on the Rental Waiting List. Only ten percent (10%) of units may be rented at one time (32 units).

If you have any questions concerning our rental policy, please contact our management office.

Any owner renting their unit without the approval of the Association, is subject to penalty, which may include a fine. This can appear as a lien against your property. Airbnb, or any short-term rentals, are strictly prohibited.

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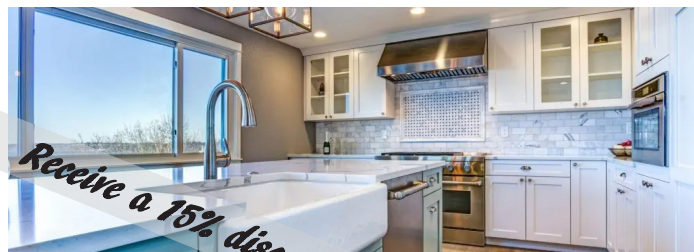
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## CARING FOR OUR PHYSICAL PLANT

In 2018, Champlain Towers South's Condominium Association had been looking at repairs leading up to the county-required 40-year recertification. By the time the 2018 structural engineering report was completed, the price tag for repairs was already astronomical – estimated at over \$9 million. Just a few short years later, the engineer found that the damage had worsened, and the construction costs skyrocketed to \$16 million.

What can we learn from this? Many types of structural repairs can quickly and exponentially worsen when they are not diagnosed and treated immediately.

Over time, all buildings are going to show signs of fatigue. In corrosive environments like coastal Florida, deterioration can happen more rapidly and is more progressive when compared to inland/protected structures. The exact fatigue in each building will vary, depending on the design, age, location, exposure, and maintenance activity.

It is, without question, a best practice to hire professionals to inspect the common areas regularly. Many experts would suggest annual inspections, but certainly an interval of three years or less is needed in our extreme environment. Hiring a professional reserve study provider is essential, as


preventative maintenance is critical for successful building management.


It's the duty of each condominium board of directors to maintain common elements and protect the investment of the owners. One of the very best ways to fulfill this duty is by hiring experts and following their advice. The biggest mistakes are made when decisions are made without first consulting expert advice.

In an effort to keep fees down, board members, like those of Champlain Towers South, often avoid getting the expert opinion, or wait too long to address a maintenance or repair item. I'm sure we will all think twice before making that mistake.








This information is taken from an article published in September's (2021) issue of the Florida Community Association Journal, written by Matthew Kuisle, Regional Director of Reserve Advisors, Tampa, Florida.

Bayview Towers' engineers, D. Castillo Consulting Engineers, in their preliminary report, have ascertained that both of our buildings are structurally sound. The final report will be forthcoming.


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## PROPERTY INSURANCE

Homeowner's or renter's insurance protects your home and personal property against damage or loss and insures you in case someone gets hurt while on your property. Your insurance rate is affected by the estimated cost to rebuild, claim histories in our area, neighborhood, your personal claim history, and your credit score.

It should be noted that homes and condos with impact glass windows and doors qualify for reduced or discounted home insurance premiums! Good for your safety... AND your pocketbook.

Homeowner's or renter's insurance may pay claims for:

- Damage to your apartment
- Loss of furniture and other personal property due to damage or theft
- Liability for bodily injury and property damage you cause to others

Hurricane damage may be covered partially, usually requiring an additional deductible. Flood damage is not covered by a standard homeowner's policy. You may need special coverage, at an extra charge, for computers, cameras, jewelry, art, antiques, musical instruments, or stamp collections.

Also, if you are a renter, do not assume your landlord carries insurance on your personal belongings. Purchase a separate policy for renters. It is usually very affordable and offered by your automobile insurer.

Be smart. Insure your property. Stuff happens that we cannot control!

## Pest Control

Our pest control company usually attends to our buildings during the 3rd week of each month (Oct 21/22 – Nov 18/19). 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 schedule changes.



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