



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

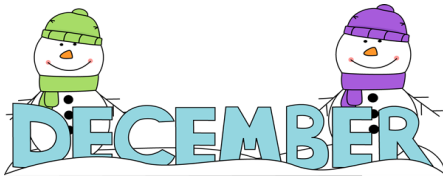
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BAYVIEW TOWERS Dome Condominium Association, Inc.

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

NEWSLETTER EDITOR

Carla Oxios

Editor's Note

For those of us who are new at this, here's a bit of information to chew on concerning our soon-to-be, newly elected Board of Directors....

The State of Florida began a Board member certification program in 2013. A Board member may choose either of these required options:

A new Board member must certify in writing to the Secretary of the Association that he or she has read the association's declaration of covenants, articles of incorporation, bylaws, and current written rules and policies; that he or she would work to uphold such documents and policies to the best of his or her ability; and that he or she would faithfully discharge his or her fiduciary responsibility to the association's members.

The other option is for the director to submit to the association an educational certificate from a Division of Florida Condominiums, Timeshares and Mobile Homes approved education provider, attesting that the Director completed the standardized educational curriculum.

In an effort to raise the bar for board members, new courses are continually being created and offered, providing tips on governing as effectively as possible. They even share ways to help deal with the stress involved in the undertaking of such responsibilities.

Please don't forget to thank your Board members when you see them. They are resident/owner volunteers who earnestly wish to make a positive difference in our home and in our lives. It can often be a difficult and thankless job, so please, let's be understanding and courteous to our elected Board members, even if things don't always go our way.

Nota del Editor

Para aquellos de nosotros que somos nuevos en esto, aquí hay un poco de información para masticar sobre nuestra próxima Junta Directiva recién elegida ...

El estado de Florida inició un programa de certificación de miembros de la Junta en 2013. Un miembro de la Junta puede elegir cualquiera de estas opciones obligatorias:

Nota del Editor (viene de la pagina 1)

Un nuevo miembro de la Junta debe certificar por escrito al secretario de la asociación que ha leído la declaración de convenios de la asociación, los artículos de incorporación, los estatutos y las reglas y políticas escritas vigentes; que él o ella trabajaría para mantener tales documentos y políticas lo mejor que pudiera; y que cumplirá fielmente su responsabilidad fiduciaria con los miembros de la asociación.

La otra opción es que el director presente a la asociación un certificado educativo de un proveedor de educación aprobado por la División de Condominios, Tiempos Compartidos y Casas Móviles de la Florida, que acredite que el director completó el plan de estudios educativo estandarizado.

En un esfuerzo por elevar el listón para los miembros de la junta, continuamente se crean y ofrecen nuevos cursos, que brindan consejos sobre cómo gobernar de la manera más efectiva posible. Incluso comparten formas de ayudar a lidiar con el estrés que implica el asumir tales responsabilidades.

No olvide agradecer a los miembros de su Junta cuando los vea. Son voluntarios residentes / propietarios que desean sinceramente hacer una diferencia positiva en nuestro hogar y en nuestras vidas. A menudo puede ser un trabajo difícil e ingrato, así que, por favor, seamos comprensivos y corteses con nuestros miembros electos de la Junta, incluso si las cosas no siempre salen como queremos.

Our Physical Plant

Many residents choose NOT to attend our Board of Director’s meetings. This is a big mistake and causes us to depend upon rumors, rather than facts. Here are some facts concerning our buildings that you should know:

We will begin undergoing a restoration project in the next few months which will cause some temporary noise and changes to our usual routines. Each of us must exercise patience and understanding, being forced from our comfort zone, into the new world of a construction zone.

We will see trucks and materials loading and unloading, as well as workers hanging from scaffolds and obstructing walkways and driveways. This will be a challenging time for us all, but here’s what we’re getting for the temporary pain:

- *Our buildings will get a new, exterior coat of concrete/stucco and paint to create a watertight shell.
- *Our old, rusty roof-top air-conditioning units will be replaced with new ones.
- *Our balcony floors will be re-graded and re-painted with special, water-proof paint.
- *Our pump room in the 2100 building will be re-engineered to accommodate new equipment, allowing us to eliminate the temporary unit which is unsightly and expensive.
- *Our parking garage will be repaired and made watertight.
- *Our swimming pool will receive upgrades and the heater repaired or replaced.
- *Our hallways will be re-painted and newly carpeted.
- *The 2150 lobby floor, worn so badly that there are holes in the marble, will be replaced.

You may believe that there are many other items in our buildings that should be addressed (like elevators, impact windows, fire sprinkler systems, apartment doors and hardware, landscaping, re-paving of the parking lots, etc.), but we are taking a bite at a time so as not to create more financial hardship than is necessary.

We are not addressing impact window and sliding glass doors with this renovation project, however, there are several apartment owners that wish to change their old windows. Those of you who wish to install impact windows should leave your name and contact information with our office staff. If many owners hire one approved

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Continued on page 3

Physical Plant (cont. from page 2)

window contractor to do all of the work, you may be able to save considerable money.

Note: A majority (50% + 1) of our residents recently voted AGAINST funding reserves at this time. In our next newsletter, we will discuss reserves and how they work to help keep our buildings maintained on a schedule... and having the available funds to pay for that maintenance.

Nuestra Planta Física

Muchos residentes optan por NO asistir a las reuniones de nuestra Junta Directiva. Este es un gran error y nos hace depender de los rumores, más que de los hechos. A continuación, se muestran algunos datos sobre nuestros edificios que debe conocer:

Empezaremos a realizar un proyecto de restauración en los próximos meses que provocará algún ruido temporal y cambios en nuestras rutinas habituales.

Cada uno de nosotros debe tener paciencia y comprensión, siendo forzados a salir de nuestra zona de confort al nuevo mundo de una zona de construcción.

Veremos camiones y materiales cargando y descargando, así como trabajadores colgados de andamios y obstruyendo pasillos y entradas de vehículos. Este será un momento desafiante para todos nosotros, pero esto es lo que obtenemos por el dolor temporal:

** Nuestros edificios recibirán una nueva capa exterior de concreto/estuco y pintura para crear un caparazón hermético. * Nuestras unidades de aire acondicionado de techo viejas y oxidadas serán reemplazadas por otras nuevas. * Los pisos de nuestros balcones se volverán a clasificar y pintar con pintura especial a prueba de agua. * Nuestra sala de bombas en el edificio 2100 será rediseñada para acomodar nuevos equipos, lo que nos permitirá eliminar la unidad temporal que es antiestética y costosa. * Nuestro estacionamiento será reparado y hermético. * Nuestra piscina recibirá mejoras y el calentador será reparado o reemplazado. * Nuestros pasillos se volverán a pintar y se alfombrarán nuevamente. * El piso del vestíbulo 2150, tan desgastado que hay agujeros en el mármol, será reemplazado.*

Puede creer que hay muchos otros elementos en nuestros edificios que deben abordarse (como ascensores, ventanas de impacto, sistemas de rociadores contra incendios, puertas

y herrajes de apartamentos, paisajismo, pavimentación de los estacionamientos, etc.), pero estamos tomando un bocado a la vez para no crear más dificultades económicas de las necesarias.

No estamos abordando las ventanas de impacto y las puertas corredizas de vidrio con este proyecto de renovación, sin embargo, hay varios propietarios de apartamentos que desean cambiar sus viejas ventanas. Aquellos de ustedes que deseen instalar ventanas de impacto deben dejar su nombre e información de contacto con el personal de nuestra oficina. Si muchos propietarios contratan a un contratista de ventanas aprobado para hacer todo el trabajo, es posible que pueda ahorrar una cantidad considerable de dinero.

Nota: La mayoría (50% + 1) de nuestros residentes votaron recientemente EN CONTRA de las reservas de fondos en este momento. En nuestro próximo boletín, discutiremos las reservas y cómo funcionan para ayudar a mantener nuestros edificios en un horario ... y tener los fondos disponibles para pagar ese mantenimiento.



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CONTRACTOR FRAUD

Contractor fraud occurs when individual contractors or contracting firms hired to repair, renovate, or build residential or commercial properties knowingly offer misleading services, such as charging more than a contract is worth or performing unsatisfactory work. This usually results in negative consequences for homeowners and could lead to additional repairs and expenses because of poor workmanship or fraudulent charges.

Here are a few common contractor scams and how to avoid them.

Requesting full payment up front: This is one of the biggest giveaways when it comes to contractor fraud. Your contractor asks for full payment upfront to order the materials and equipment needed for the job. After this, they go missing with your money, continue to delay your project for months or perform unsatisfactory work.

How To Avoid This Scam: Never pay more than the legal maximum in your state upfront. Usually, this will be no more than 10% of the contract total. The only purpose of an advance is to establish you as a serious customer and the contractor can work you into their schedule. As for material and equipment costs, remember, if your contractor is reputable, their suppliers will provide materials to them on credit.

Encountering unforeseen problems and requiring additional payment: Another warning sign of contractor fraud could be your contractor encountering serious, unexpected issues like plumbing problems or termite damage – after they've started the job. Your contractor then requests significant payment to fix the problem, leaving you with no choice but to pay to keep the project going.

How To Avoid This Scam: Before you sign a contract, make sure it includes a process for change orders, which are mini contracts containing a project description and a fixed price for any tasks you add to the contract. This extra work should only occur after both the homeowner and contractor both sign off on the change.

Using materials left over from previous jobs: You should be wary of contractors who claim they can offer you a great deal by performing the job with materials leftover from previous jobs.

How To Avoid This Scam: Do not hire contractors on the spot. Be sure to check your contractor's background to make sure they are reputable and perform quality work.

Offering free inspections: Many legitimate contractors won't charge you for an estimate, but you should still be on guard. Especially with the elderly, look out for contractors

who perform inspections in areas of your home you can't easily access, such as attics or crawl spaces.

How To Avoid This Scam: Be sure to pay extra attention to your contractor's assessment. Also, it's a good idea to get more than one estimate.

No contract: Never agree to a job if there is no written contract.

How To Avoid This Scam: Always require a written (not verbal) contract including all the details of the job you want and agree to. You and your contractor should sign a written contract agreed to by both parties.

Lack of permits: Significant construction and renovation projects require you to have a building permit to ensure your work meets safety codes. Fraudulent contractors may try to get past this requirement, so they don't have to deal with building inspectors, by not obtaining the required permits or requesting the homeowner apply for the permit with their own name.

How To Avoid This Scam: Always ask your contractor to get a building permit, if required. This will result in your local tax assessor being informed about your upgrade, but it filters out unlicensed contractors.

More general tips for avoiding contractor fraud...

Verify insurance: Make sure to verify if your contractor has the necessary insurance to work in your area. Check with your contractor's insurance carrier to confirm they have coverage for worker's compensation, property damage, and personal liability should there be an accident.

Prepare for future service issues: Be sure you are well-informed about your warranty coverage and how to deal with future service issues.

Get your lien waiver: In the U.S., a lien waiver is a document from your contractor stating they received full payment.

Keep your contract: Stash your contract in a safe place just in case you have any questions after the work is finished.

BEFORE HIRING A CONTRACTOR, CONTACT YOUR INSURER

Doing your due diligence by researching your contractor is the best way to avoid fraud. Be sure to ask for references and trust your gut if you feel anything is off. It's also important to talk to your insurer before any work is commissioned to make sure it's within your policy.

Fraude de Contratistas

El fraude de contratistas ocurre cuando contratistas individuales o empresas contratistas contratadas para reparar, renovar o construir propiedades residenciales o comerciales ofrecen a sabiendas servicios engañosos, como cobrar más de lo que vale un contrato o realizar un trabajo insatisfactorio. Por lo general, esto tiene consecuencias negativas para los propietarios de viviendas y podría generar reparaciones y gastos adicionales debido a mano de obra deficiente o cargos fraudulentos.

Aquí hay algunas estafas comunes de contratistas y cómo evitarlas.

Solicitar el pago completo por adelantado: este es uno de los mayores obsequios cuando se trata de fraude de contratistas. Su contratista solicita el pago total por adelantado para solicitar los materiales y equipos necesarios para el trabajo. Después de esto, se pierden con su dinero, continúan retrasando su proyecto durante meses o realizan trabajos insatisfactorios.

Cómo evitar esta estafa: Nunca pague por adelantado más del máximo legal en su estado. Por lo general, esto no será más del 10% del total del contrato. El único propósito de un anticipo es establecerlo como un cliente serio y el contratista puede incluirlo en su horario. Como para costos de material y equipo, recuerde, si su contratista tiene buena reputación, sus proveedores le proporcionarán materiales a crédito.

Encontrarse con problemas imprevistos y requerir un pago adicional: otra señal de advertencia de fraude de contratistas podría ser que su contratista se encuentre con problemas serios e inesperados, como problemas de plomería o daños por termitas, después de haber comenzado el trabajo. Luego, su contratista solicita un pago significativo para solucionar el problema, dejándolo sin otra opción que pagar para mantener el proyecto en marcha.

Cómo evitar esta estafa: antes de firmar un contrato, asegúrese de que incluya un proceso para las órdenes de cambio, que son mini contratos que contienen una descripción del proyecto y un precio fijo para cualquier tarea que agregue al contrato. Este trabajo adicional solo debe ocurrir después de que tanto el propietario como el contratista firmen el cambio.

Uso de materiales sobrantes de trabajos anteriores: debe tener cuidado con los contratistas que afirman que pueden ofrecerle mucho al realizar el trabajo con materiales sobrantes de trabajos anteriores.

Cómo evitar esta estafa: No contrate contratistas en el momento. Asegúrese de verificar los antecedentes de su contratista para asegurarse de que tenga buena reputación y realice un trabajo de calidad.

Ofrecimiento de inspecciones gratuitas: muchos contratistas legítimos no le cobrarán por un presupuesto, pero aún así debe estar en guardia. Especialmente con los ancianos,

busque contratistas que realicen inspecciones en áreas de su casa a las que no puede acceder fácilmente, como áticos o espacios de acceso.

Cómo evitar esta estafa: asegúrese de prestar especial atención a la evaluación de su contratista. Además, es una buena idea obtener más de una estimación.

Sin contrato: nunca acepte un trabajo si no hay un contrato escrito.

Cómo evitar esta estafa: Exija siempre un contrato escrito (no verbal) que incluya todos los detalles del trabajo que desea y acepta. Usted y su contratista deben firmar un contrato por escrito acordado por ambas partes.

Falta de permisos: los proyectos importantes de construcción y renovación requieren que tenga un permiso de construcción para garantizar que su trabajo cumpla con los códigos de seguridad. Los contratistas fraudulentos pueden tratar de superar este requisito, por lo que no tienen que lidiar con los inspectores de construcción, al no obtener los permisos requeridos o al pedirle al propietario que solicite el permiso con su propio nombre.

Cómo evitar esta estafa: Pídale siempre a su contratista que obtenga un permiso de construcción, si es necesario. Esto dará como resultado que su asesor fiscal local sea informado sobre su actualización, pero filtra a los contratistas sin licencia.

Más consejos generales para evitar el fraude de contratistas...

Verificar el seguro: asegúrese de verificar si su contratista tiene el seguro necesario para trabajar en su área. Consulte con la compañía de seguros de su contratista para confirmar que tienen cobertura de compensación al trabajador, daños a la propiedad y responsabilidad personal en caso de que ocurra un accidente.

Prepárese para problemas de servicio futuros: asegúrese de estar bien informado sobre la cobertura de su garantía y cómo lidiar con problemas de servicio futuros.

Obtenga su exención de gravamen: en los EE. UU., Una exención de gravamen es un documento de su contratista que indica que recibió el pago completo.

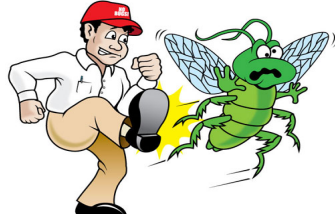
Conserve su contrato: guarde su contrato en un lugar seguro en caso de que tenga alguna pregunta una vez finalizado el trabajo.

Antes de contratar un contratista, contacte a su aseguradora.

Hacer su debida diligencia investigando a su contratista es la mejor manera de evitar el fraude. Asegúrese de pedir referencias y confíe en su instinto si siente que algo anda mal. También es importante hablar con su aseguradora antes de encargar cualquier trabajo para asegurarse de que esté dentro de su póliza.

Pest Control

Our pest control company usually attends to our buildings during the 3rd week of each month (December 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 schedule changes.



Creamy Chocolate Fudge

- 1 (7 oz) jar marshmallow creme
- 1 ½ cups white sugar
- ¾ cup evaporated milk
- ¼ cup butter
- ¼ teaspoon salt
- 2 cups milk chocolate chips
- 1 cup semisweet chocolate chips
- ½ cup chopped nuts
- 1 teaspoon vanilla extract




Control de Plagas

Nuestra empresa de control de plagas suele atender nuestros edificios durante la tercera semana de cada mes (16/17 de Diciembre). El edificio 2100 está programado de 9 a.m. a 2 p.m. el jueves y el edificio 2150 está programado de 9 a.m. a 2 p.m. el viernes. Por favor, busque los avisos publicados en los vestíbulos de los ascensores para conocer los cambios de horario.

Line an 8x8 inch pan with aluminum foil. Set aside. In a large saucepan over medium heat, combine marshmallow cream, sugar, evaporated milk, butter and salt. Bring to a full boil, and cook for 5 minutes, stirring constantly. Remove from heat and pour in semisweet chocolate chips and milk chocolate chips. Stir until chocolate is melted and mixture is smooth. Stir in nuts and vanilla. Pour into prepared pan. Chill in refrigerator for 2 hours, or until firm.

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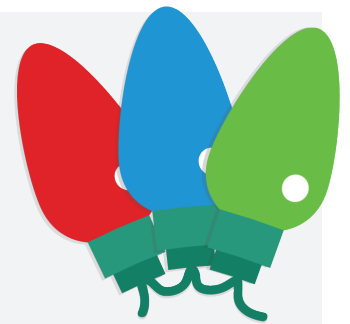


Holiday themed inflatables can cost between **\$1 - \$15**

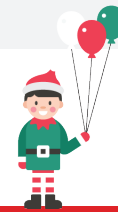
a month, depending on the size, whether it's animated or not, and how long you have it inflated each day.



The cost to power incandescent lights can be up to **10x greater than** powering LEDs.



Easy Tips to help you save



1

BUY LEDs

They are more expensive up front, but you'll save on energy costs in the future. Plus, they don't radiate heat like incandescent bulbs, making them safer to people and other potentially combustible decorations.



USE AUTOMATIC TIMERS

Use automatic timers to ensure you're running the lights or inflatables for a defined time period each day – fewer hours means less energy used.

2

3

USE EXTENSION CORDS

Instead of using light strings to add length to your display, utilize extension cords in less visible areas.



BE CREATIVE

Supplement your holiday displays with ornaments such as wreaths, ribbons and other decorations that don't consume energy.

4



For more tips to save energy and lower your bill, visit: **FPL.com/holiday**

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INGREDIENTS:

- 1½ oz. Hard Truth Cinnamon Vodka
 - 1½ oz. Hard Truth Toasted Coconut Rum
 - 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

CRAFT:

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

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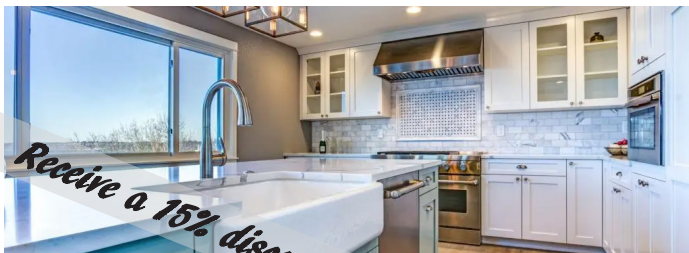
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