



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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NEWSLETTER EDITOR

Carla Oxios

EDITOR'S NOTE

Condominium association board members have a fiduciary and statutory responsibility to properly maintain their buildings. They are entrusted by unit owners to look after the condition of the buildings as well as the common areas of the property. They are held accountable by State of Florida condominium laws. All of this is at a time when construction costs are rising, and architects, engineers and competent general contractors are busier than ever.

A job that used to be merely hard and frustrating has now become truly daunting. Most board members are not building industry professionals, thus they aren't fully prepared for the complexities and problems that come with every construction project. Additionally, they do not have the time to properly manage and direct even small projects without sacrificing other responsibilities or excessively infringing on their personal lives.

Associations should consider doing what successful companies and government agencies do. These organizations typically rely on professional project managers (PMs) to handle complex projects. The PM (aka Owner Representative) role in protecting the Association's interests and helping complete the project on time and within budget includes: a) organizing the team of people who will work on the project and coordinating their efforts; b) scheduling work and logistics; c) identifying and solving problems; d) project correspondence and documentation; e) controlling the budget; and f) communicating with everyone concerned.

These services may sound expensive but hiring a qualified PM or Owner Rep has proven to be among the most cost-effective investments an association can make for a large renovation or restoration project.

The job of a condominium association board member will usually be difficult, but can become easier with the right kind of professional help.

NOTA DEL EDITOR

Los miembros de la junta de la asociación de condominios tienen la responsabilidad fiduciaria y legal de mantener adecuadamente sus edificios. Los propietarios de las unidades les confían el cuidado del estado de los edificios, así como de las áreas comunes de la propiedad. Son responsables por las leyes de condominios del estado de Florida. Todo esto ocurre en un momento en que los costos de construcción están aumentando y los arquitectos, ingenieros y contratistas

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Nota del Editor (viene de la pagina 1)

generales competentes están más ocupados que nunca.

Un trabajo que solía ser simplemente difícil y frustrante ahora se ha vuelto realmente abrumador. La mayoría de los miembros de la junta no son profesionales de la industria de la construcción, por lo que no están completamente preparados para las complejidades y problemas que surgen con cada proyecto de construcción. Además, no tienen tiempo para gestionar y dirigir adecuadamente incluso proyectos pequeños sin sacrificar otras responsabilidades o infringir excesivamente sus vidas personales.

Las asociaciones deberían considerar hacer lo que hacen las empresas exitosas y las agencias gubernamentales. Estas organizaciones suelen depender de gerentes de proyectos (PM) profesionales para manejar proyectos complejos. El rol del PM (también conocido como Representante del Propietario) en la protección de los intereses de la Asociación y en ayudar a completar el proyecto a tiempo y dentro del presupuesto incluye: a) organizar el equipo de personas que trabajarán en el proyecto y coordinar sus esfuerzos; b) programar el trabajo y la logística; c) identificar y resolver problemas; d) correspondencia y documentación del proyecto; e) controlar el presupuesto; y f) comunicarse con todos los interesados.

Estos servicios pueden parecer costosos, pero contratar a un PM o Representante de Propetario ha demostrado ser una de las inversiones más rentables que una asociación puede hacer para un gran proyecto de renovación o restauración.

El trabajo de un miembro de la junta de una asociación de condominios generalmente será difícil, pero puede volverse más fácil con el tipo adecuado de ayuda profesional.




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Preventative Maintenance

Preventative maintenance is critical for successful building management. Preventative maintenance is a type of maintenance plan that uses a proactive approach to repairing and replacing components. By utilizing a preventative maintenance plan, board members can reduce the annual cost of ownership by extending the useful life of a component. It also allows associations to avoid early or unexpected replacement.

We know that concrete is porous, which means it absorbs salt and moisture in the air. Mid-rise and high-rise buildings are often constructed of concrete with reinforcing steel (rebar). If the skin (or surface) of the building isn't waterproofed, the steel reinforcing bars will rust as the concrete absorbs moisture and salt. When steel rusts, it can expand up to 10 times its original size and exerts a force of more than 10,000 psi on the surrounding concrete. This expansion leads to concrete cracking and breaking away from the building, which is also referred to as spalling.

One of the best ways to slow this deterioration of concrete structures is regular waterproofing applications and sealant replacements. Minimizing the amount of water and chlorides that can migrate to that reinforcing steel will extend the life of the components and reduce the long-term costs of ownership.

This vital waterproofing is one of the many projects taking place at Bayview Towers over these next several months.


Mantenimiento Preventivo


El mantenimiento preventivo es fundamental para una gestión exitosa del edificio. El mantenimiento preventivo es un tipo de plan de mantenimiento que utiliza un enfoque proactivo para reparar y reemplazar componentes. Al utilizar un plan de mantenimiento preventivo, los miembros de la junta pueden reducir el costo anual de propiedad al extender la vida útil de un componente. También permite que las asociaciones eviten reemplazos anticipados o inesperados.

Sabemos que el hormigón es poroso, lo que significa que absorbe la sal y la humedad del aire. Los edificios de gran altura y de altura a menudo son construcciones de hormigón con acero de refuerzo (barras de refuerzo). Si la piel (o la superficie) del edificio no está impermeabilizada, las barras de refuerzo de acero se oxidarán a medida que el hormigón absorba la humedad y la sal. Cuando el acero se oxida, puede expandirse hasta 10 veces su tamaño original y ejerce una fuerza de más de 10,000 psi sobre el concreto circundante. Esta expansión provoca que el hormigón se agriete y se desprenda del edificio, lo que también se conoce como desconchado.



Una de las mejores formas de frenar este deterioro de las estructuras de hormigón es la aplicación regular de impermeabilizaciones y los reemplazos de selladores. Minimizar la cantidad de agua y cloruros que pueden migrar a ese acero de refuerzo extenderá la vida útil de los componentes y reducirá los costos de propiedad a largo plazo.



Esta impermeabilización vital es uno de los muchos proyectos que se llevarán a cabo en Bayview Towers durante los próximos meses.



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BUILDING RESERVES

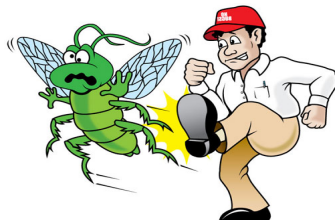
Ideally, as soon as a community is built, a board should consult with a reserve study provider that has worked with thousands of buildings to understand future repair and replacement needs. These professionals can consider the size and design of the structure along with the conditions, age, and exposure to the environment to develop reasonable cost and life valuations for the common elements of the community, including preventative maintenance and eventual needs of the “hidden” components. This information allows boards to set an appropriate budget and be transparent with the membership about future needs and the amount of wear and tear that the community experiences over time. Boards must communicate their options when reserves are not available for needed projects since, as we have seen time and again, that can result in deferral of needed repairs or replacements. Attempts to avoid saving for them certainly does not make the project cost any less and usually leads to higher long-term costs for additional repairs.

It's the duty of each condominium board or directors to maintain common elements (and protect the investment of the owner). One of the very best ways to fulfill this duty is by hiring experts and following their advice.

With the pressure to keep fees low from residents, all board members have undoubtedly felt the need to avoid getting that expert opinion or waited a little too long to address a maintenance or repair item. Perhaps, after Champlain Towers, we will all think twice before making that mistake. Being on the board is a difficult job, and without proper planning, the job can get harder or nearly impossible for future boards.

Pest Control

Our pest control company usually attends to our buildings during the 3rd week of each month (Jan 20/21). 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.



Control De Plagas

Nuestra compañía de control de plagas generalmente atiende nuestros edificios durante la tercera semana de cada mes (20/21 de Enero). 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.

CONSTRUYENDO RESERVAS

Idealmente, tan pronto como se construye una comunidad, una junta debe consultar con un proveedor de estudios de reserva que haya trabajado con miles de edificios para comprender las necesidades futuras de reparación y reemplazo. Estos profesionales pueden considerar el tamaño y el diseño de la estructura junto con las condiciones, la edad y la exposición al medio ambiente para desarrollar valoraciones razonables de costo y vida para los elementos comunes de la comunidad, incluido el mantenimiento preventivo y las necesidades eventuales de los componentes “ocultos”. Esta información permite a las juntas directivas establecer un presupuesto adecuado y ser transparentes con los miembros sobre las necesidades futuras y la cantidad de desgaste que experimenta la comunidad a lo largo del tiempo. Las juntas deben comunicar sus opciones cuando las reservas no estén disponibles para los proyectos necesarios, ya que, como hemos visto una y otra vez, eso puede resultar en el aplazamiento de las reparaciones o reemplazos necesarios. Los intentos de evitar ahorrar para ellos ciertamente no hacen que el proyecto cueste menos y, por lo general, conduce a costos más altos a largo plazo para reparaciones adicionales.

Es deber de cada junta o directores de condominio mantener elementos comunes (y proteger la inversión del propietario). Una de las mejores formas de cumplir con este deber es contratar expertos y seguir sus consejos.

Con la presión de mantener bajas las tarifas de los residentes, todos los miembros de la junta sin duda han sentido la necesidad de evitar obtener la opinión de un experto o esperar demasiado para abordar un tema de mantenimiento o reparación. Quizás, después de Champlain Towers, todos lo pensaremos dos veces antes de cometer ese error. Estar en la junta es un trabajo difícil, y sin una planificación adecuada, el trabajo puede volverse más difícil o casi imposible para las juntas futuras.

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