



# Bayview Towers

## News and Views

*A Newsletter for the Residents of Bayview Towers*

Volume 7 Issue 4

March 2022

### **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**

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- Secretary** ..... Sergio Evora
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- Director** ..... Gib Oxios
- Director** ..... Enrique Uribe

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- Asst. Mgr.** ..... Lazaro Fortun
- Maint. Eng.** ..... Celso Goenaga
- Asst. Maint.** ..... Aldo Maceo
- Janitorial** ..... Moises Bazan
- Janitorial** .. Seria Madrigal Thomas
- Janitorial** .. Jorge Matamoros Toro

### **OFFICE HOURS**

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

### **NEWSLETTER EDITOR**

Carla Oxios

## **EDITOR'S NOTE**

Our imminent building repairs and renovations are coming at the perfect time.

The following excerpt from a recent online Aventura News article, submitted by our own Lynne Willner, is worth a read...

“In the wake of the tragic collapse of the Champlain South Tower in Surfside, Florida, Fannie Mae has announced that it will no longer back mortgages of people trying to buy condominium units in certain buildings with aging infrastructure and significant deferred maintenance. On October 13, 2021, Fannie Mae issued temporary requirements for condo projects, significantly impacting loans secured by units in condominiums.

The temporary requirements address the structural and financial health of buildings, mandating an in-depth review of conditions regarding safety, soundness, structural integrity, or habitability to determine whether a property is eligible for a loan.

While these new temporary requirements arise out of the concern for residential buildings with aging infrastructure and significant deferred maintenance, the new measures will inevitably have a chilling effect on condominium sales, as hundreds of properties will be deemed ineligible for loans.

More than ever, lenders are requiring a thorough review of association records, including meeting minutes and inspection reports to obtain information about maintenance or construction that may have a significant impact on safety, as well as the financial strength of the association.

Effective January 1, 2022, loans secured by units in condo projects with significant deferred maintenance will remain ineligible until the required repairs have been made and documented.

Properties that have failed to pass local regulatory inspections or recertifications are not eligible. Currently, in Miami-Dade and Broward Counties alone, there are hundreds of buildings that are due for their 40-year or 50-year recertification that will be affected by Fannie Mae’s temporary requirements.”

This article was written by Carolina Sheir, attorney and partner at Eisinger Law. She focuses her practice on real estate law, community association law, commercial litigation and developer representation and can be reached at 954-

*Continued on page 2*

**Editor's Note** (cont. from page 1)

894-8000 x 238 or [csheir@eisingerlaw.com](mailto:csheir@eisingerlaw.com).

You can be assured that the upcoming renovations of Bayview Towers, beginning shortly, will address the requirements for our building's 50-year recertification.

**Nota del Editor**

Nuestras inminentes reparaciones y renovaciones de edificios llegan en el momento perfecto.

Vale la pena leer el siguiente extracto de un artículo reciente en línea de Aventura News, enviado por nuestra propia Lynne Willner... "A raíz del trágico colapso de la Torre Champlain South en Surfside, Florida, Fannie Mae ha anunciado que ya no respaldará las hipotecas de las personas que intentan comprar unidades de condominio en ciertos edificios con infraestructura obsoleta y mantenimiento diferido significativo. El 13 de octubre de 2021, Fannie Mae emitió requisitos temporales para proyectos de condominios, lo que tuvo un impacto significativo en los préstamos garantizados por unidades en condominios.

Los requisitos temporales abordan la salud estructural y financiera de los edificios, lo que exige una revisión profunda de las condiciones relacionadas con la seguridad, la solidez, la integridad estructural o la habitabilidad para determinar si una propiedad es elegible para un préstamo.

Si bien estos nuevos requisitos temporales surgen de la preocupación por los edificios residenciales con una infraestructura obsoleta y un mantenimiento diferido significativo, las nuevas medidas inevitablemente tendrán un efecto paralizante en las ventas de condominios, ya que cientos de propiedades se considerarán no elegibles para préstamos.

Más que nunca, los prestamistas exigen una revisión exhaustiva de los registros de la asociación, incluidas las actas de las reuniones y los informes de inspección para obtener

información sobre el mantenimiento o la construcción que puede tener un impacto significativo en la seguridad, así como en la solidez financiera de la asociación.

A partir del 1 de enero de 2022, los préstamos garantizados por unidades en proyectos de condominios con mantenimiento diferido significativo seguirán siendo no elegibles hasta que se hayan realizado y documentado las reparaciones requeridas. Las propiedades que no hayan pasado las inspecciones reglamentarias locales o las recertificaciones no son elegibles. Actualmente, solo en los condados de Miami-Dade y Broward, hay cientos de edificios que deben recertificarse a los 40 o 50 años y que se verán afectados por los requisitos temporales de Fannie Mae".

Este artículo fue escrito por Carolina Sheir, abogada y socia de Eisinger Law. Centra su práctica en el derecho inmobiliario, el derecho de asociaciones comunitarias, los litigios comerciales y la representación de urbanizadores, y puede contactarla llamando al 954-894-8000 x238 o [csheir@eisingerlaw.com](mailto:csheir@eisingerlaw.com).

Puede estar seguro de que las próximas renovaciones de Bayview Towers, que comenzarán en breve, abordarán los requisitos para la recertificación de 50 años de nuestro edificio.

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### Classes

Please look for notices posted on our lobby monitors and on bulletin boards concerning dates, times and locations of Yoga classes with Susan and Italian classes with Julia.

### Clases

*Busque avisos publicados en los monitores de nuestro vestíbulo y en los tableros de anuncios sobre las fechas, los horarios y los lugares de las clases de yoga con Susan y las clases de italiano con Julia.*

## Our New Property Manager

Our new, returning Property Manager is Carlos Munguia, LCAM. In 2018-2019 he managed Dome Condominium Association and is back at a time of change and progress. The next couple of years of restoration and renovations will be challenging. Carlos' 15+ years of experience in the industry will help to smooth the process for us all. Carlos invites us to reach out by phone or email with any questions, comments or concerns.

**Office Hours:** Monday - Friday: 9am to 4pm

**Office & Emergency number after hours & weekends:** 305-893-2107

**Email:** [office@domecondominium.com](mailto:office@domecondominium.com)

## Nuestro Nuevo Administrador de Propiedades

*Nuestro nuevo administrador de propiedades que regresa es Carlos Munguia, LCAM. En 2018-2019 dirigió la Asociación de Condominios Dome y está de regreso en un momento de cambio y progreso. Los próximos dos años de restauración y renovaciones serán desafiantes. Los más de 15 años de experiencia de Carlos en la industria ayudarán a facilitar el proceso para todos nosotros. Carlos nos invita a todos a comunicarnos por teléfono o correo electrónico con cualquier pregunta, comentario o inquietud.*

**Horario de oficina:** Lunes - Viernes: 9:00 am a 4:00 pm

**Número de oficina y de emergencia fuera de horario y fines de semana:** 305-893-2107

**Correo electrónico:** [Office@domecondominium.com](mailto:Office@domecondominium.com)



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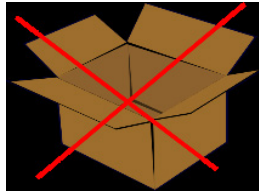
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**Brian Caits @ 954-328-1505 | [bcaits@bellsouth.net](mailto:bcaits@bellsouth.net)**

## Trash Chute Rules

All trash must be securely bagged prior to disposal. Secure your bag down the trash chute. Do not leave garbage or boxes inside the trash chute room.

- No cardboard boxes.
- No hazardous chemicals, oil or flammable materials.
- No furniture, wood or appliances.
- No batteries.
- No paint cans.



**Keep area clean & litter-free!** Trash not being discarded brings cockroaches, other insects and unpleasant odor to the entire floor.

## Reglas del Vertedero de Basura

Toda la basura debe estar en bolsas de forma segura antes de su eliminación. Asegure su bolsa en el conducto de basura. No deje basura o cajas dentro del cuarto del conducto de basura.

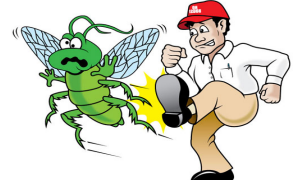
- Sin cajas de cartón.
- Sin productos químicos peligrosos, aceite o materiales inflamables.
- Sin muebles, madera ni electrodomésticos.
- Sin baterías.
- Sin latas de pintura.



¡Mantenga el área limpia y sin basura! La basura que no se tira trae cucarachas, otros insectos y un olor desagradable a todo el piso.

## Pest Control

Our pest control company will be servicing our buildings on Mar 24th and 25th. 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 dará servicio a nuestros edificios el 24 y 25 de Marzo. 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.

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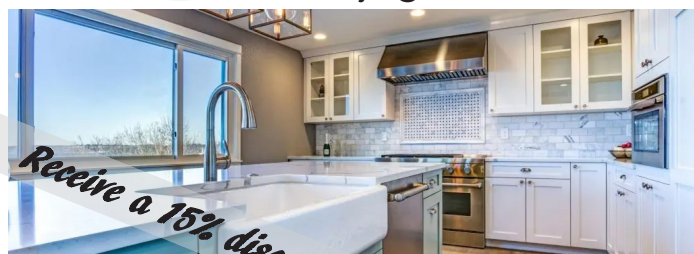
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Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS

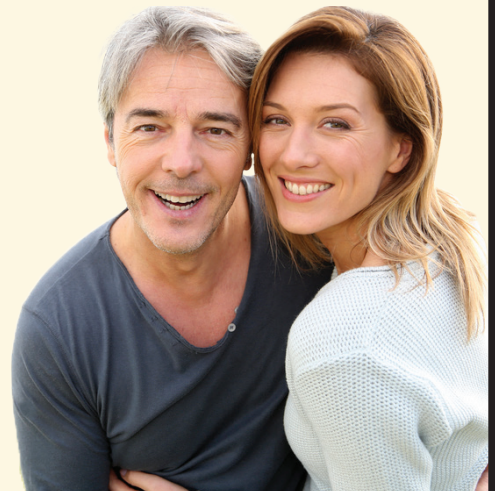


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## Rules and Regulations

### Employees

No Unit Owner or other Resident may direct or in any way attempt to assert control over any employee of the Association, unless specifically authorized by the Condominium Office to do so.

It is prohibited for an employee to conduct any work in any Resident's Unit at any time. Employees of the Association are prohibited from conducting any work which is not authorized by Management. Any work which is required by the Association will be authorized by the Condominium Office in writing.

### Emergencies

In the absence of a Resident of a Unit, it may become necessary for the Association to gain entrance to a unit to deal with leaks and or other emergencies. For that reason, each Unit Owner, Renter or Occupant must keep the Condominium Office informed, in writing, of the name, address and telephone number of at least one other individual (preferably another Unit Owner in either building) who has possession of a spare key to the unit. Alternatively, you must leave a key with the Condominium Office.

In the event the Association needs access due to an emergency and a key is not available, the Association is not responsible for any damages incurred to units' doors or adjacent surfaces when entering the unit.

### Rules Reminders

Moving and Delivery hours are between the hours of 9:00 am to 4:00 pm Monday thru Friday. There is no moving in or out and no deliveries, of furniture or large appliances permitted over the weekend or official holidays.

Luggage Carts are to be used only by residents for no more than 15 minutes. They are to be returned to the lobby area where a sign is posted. They are not to be used by vendors, nor to transport junk or construction materials.

All adult residents who stay on the property for more than 14 days must be registered with the office by submitting a full Application which includes credit and background checks with applicable payment of fees prior to acceptance by the Association.

Noise levels (televisions, radios, guests, etc.) must be kept to a minimum between the hours of 11:00pm and 7:00am.

## Reglas y Regulaciones

### Empleados

*Ningún Propietario de Unidad u otro Residente puede dirigir o intentar ejercer control sobre cualquier empleado de la Asociación, a menos que esté específicamente autorizado por la Oficina del Condominio para hacerlo.*

*Está prohibido que un empleado realice cualquier trabajo en cualquier Unidad de Residente en cualquier momento. Los empleados de la Asociación tienen prohibido realizar cualquier trabajo que no esté autorizado por la Gerencia. Cualquier obra que sea requerida por la Asociación será autorizada por escrito por la Oficina del Condominio.*

### Emergencias

*En ausencia de un Residente de una Unidad, puede ser necesario, para la Asociación, obtener acceso a una unidad para tratar fugas u otras emergencias. Por tal motivo, cada Condómino, Arrendatario u Ocupante deberá mantener informada por escrito a la Oficina del Condominio el nombre, dirección y número de teléfono de por lo menos otra persona (preferiblemente otro Condómino en cualquiera de los dos edificios) que tenga en su poder un repuesto. llave de la unidad. Alternativamente, debe dejar una llave en la Oficina del Condominio.*

*En caso de que la Asociación necesite acceso debido a una emergencia y no haya una llave disponible, la Asociación no se hace responsable de los daños ocasionados a las puertas de las unidades o superficies adyacentes al ingresar a la unidad.*

### Recordatorios de Reglas

*El horario de mudanza y entrega es de 9:00 am a 4:00 pm de lunes a viernes. No se permite la entrada o salida y no se permiten entregas de muebles o electrodomésticos grandes durante el fin de semana o días festivos oficiales.*

*Los carritos de equipaje deben ser utilizados solo por residentes durante no más de 15 minutos. Deben devolverse al área del vestíbulo donde se coloca un letrero. No deben ser utilizados por vendedores, ni para transportar chatarra o materiales de construcción.*

*Todos los residentes adultos que permanezcan en la propiedad durante más de 14 días deben estar registrados en la oficina mediante la presentación de una Solicitud completa que incluya verificación de antecedentes y de crédito con el pago correspondiente de las tarifas antes de la aceptación por parte de la Asociación.*

*Los niveles de ruido (televisores, radios, invitados, etc.) deben mantenerse al mínimo entre las 11:00 p. m. y las 7:00 a. m.*