



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 7 Issue 5

April 2022

BAYVIEW TOWERS Dome Condominium Association, Inc.

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305-893-2107

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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

Many owners have been inquiring about the increased monthly Homeowner Association (HOA) fees and Special Assessment. The numbers should not come as a surprise to any owners, as this has been a subject discussed in great detail at Board of Director's meetings over the past several months.

Here is an explanation of the increased fees, for those of you who do not attend the meetings or read the meeting minutes, which are posted monthly in Vertilink.

The first increase of approximately \$100 per month per apartment is due to the tremendous increase in the cost of insurance premiums all across the country. Florida, especially, is responsible for a very large percentage of insurance claims, due to hurricanes, etc. and homeowners everywhere are shell-shocked by the premium increase of almost 100%. Our Board and Management staff worked diligently to seek out the lowest price for our current needs, working hand-in-hand with the insurance professional, with whom we have worked for years.

You can rest assured that the goal has been, and always will be, to seek the best product for the best price, in everything thing we do as an association.

The second increase will come in the form of a Special Assessment. This Assessment is for an approximate \$5 million dollar repair and renovation project which has already begun with the swimming pool and will continue with the remaining projects over the next 18 to 24 months. This time schedule is a guestimate and will be more accurately assessed when the contractors actually begin the building renovations.

Note: The swimming pool project should be completed by the end of April. The remaining projects include hallway and lobby renovations of both buildings, roof-top air conditioning equipment of both buildings, pump room renovation of the 2100 building, exterior wall restoration of both buildings, garage restoration, and, finally, our impending required 50-year recertification will be addressed as part of this construction project.

Some unit owners may choose to pay their Assessment up front as a one-time payment of between Twelve Thousand Dollars (\$12,000) and Thirty-Two Thousand Dollars (\$32,000), depending on the type and size of their apartment.

Others will choose the option to finance over the next twelve (12) years. Their

Continued on page 2

Editor's Note (cont. from page 1)

monthly figure will be between One Hundred Five Dollars (\$105) per month and Two Hundred Eighty-One Dollars (\$281) per month, depending on the type and size of their apartment. These owners may pay off the balance of their loan at any time, or they may pass on the monthly payments to their Buyers, should they decide to sell their apartment before the loan is paid off.

It is very important that new Buyers are advised of the remaining Special Assessment amount in advance and certainly in writing, stated very clearly in the Sales Contract.

It is also very important, and only right, to tell your prospective Buyers or Renters that our Bayview Towers buildings and garage will be under construction for possibly up to two years.

By mid-April, each owner should receive their Special Assessment coupon book in the mail. Accompanying the coupon book will be instructions that will include the option for signing up for automatic payments (ACH) directly from your bank. Should you choose the automatic payment method, the ACH document must be turned into either Carlos Munguia or Lazaro Fortun at our Dome office immediately, as the first payment is due on May 1, 2022.

NOTA DEL EDITOR

Muchos propietarios han estado preguntando sobre el aumento de las tarifas mensuales de la Asociación de Propietarios de Vivienda (HOA) y la Evaluación Especial. Los números no deberían sorprender a ningún propietario, ya que este ha sido un tema discutido en gran detalle en las reuniones de la Junta Directiva en los últimos meses.

Aquí hay una explicación del aumento de las tarifas, para aquellos de ustedes que no asisten a las reuniones ni leen las actas de las reuniones, que se publican mensualmente en Vertilink.

El primer aumento de aproximadamente \$100 por mes por apartamento se debe al tremendo aumento en el costo de las primas de seguros en todo el país. Florida, especialmente, es responsable de un gran porcentaje de reclamaciones de seguros, debido a huracanes, etc. y los propietarios de viviendas en todas partes están conmocionados por el aumento de la prima de casi el 100%. Nuestro personal de la Junta y la Gerencia trabajaron diligentemente para buscar el precio más bajo para nuestras necesidades actuales, trabajando de la mano con el profesional de seguros, con quien hemos trabajado durante años.

Puede estar seguro de que el objetivo ha sido, y siempre será, buscar el mejor producto al mejor precio, en todo lo que hacemos como asociación.

El segundo aumento vendrá en forma de una evaluación especial. Esta evaluación es para un proyecto de reparación y renovación de aproximadamente \$5 millones de dólares que ya comenzó con la piscina y continuará con los proyectos restantes durante los próximos 18 a 24 meses. Este cronograma es aproximado y se evaluará con mayor precisión cuando los contratistas realmente comiencen las renovaciones del edificio.

Nota: El proyecto de la piscina debe estar terminado a finales de Abril. Los proyectos restantes incluyen renovaciones de pasillos y vestíbulos de ambos edificios, equipo de aire

Pasa a la pagina 3

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Nota del Editor (viene de la pagina 2)

acondicionado en la azotea de ambos edificios, renovación de la sala de bombas del edificio 2100, restauración de la pared exterior de ambos edificios, restauración del garaje y, finalmente, nuestro inminente 50 La recertificación anual se abordará como parte de este proyecto de construcción.

Algunos propietarios de unidades pueden optar por pagar su evaluación por adelantado como un pago único de entre doce mil dólares (\$12,000) y treinta y dos Mil Dólares (\$32,000), dependiendo del tipo y tamaño de su apartamento.

Otros optarán por la opción de financiación durante los próximos doce (12) años. Su cifra mensual estará entre ciento cinco dólares (\$105) por mes y doscientos ochenta y un dólares (\$281) por mes, dependiendo del tipo y tamaño de su apartamento. Estos propietarios pueden pagar el saldo de su préstamo en cualquier momento, o pueden transferir los pagos mensuales a sus Compradores, en caso de que decidan vender su apartamento antes de que se cancele el préstamo.

Es muy importante que los nuevos Compradores sean informados del monto restante de la Cuota Especial por adelantado y ciertamente por escrito, indicado muy claramente en el Contrato de Venta.

También es muy importante, y lo correcto, decirles a sus posibles Compradores o Inquilinos que nuestros edificios y garaje de Bayview Towers estarán en construcción durante posiblemente hasta dos años.

A mediados de Abril, cada propietario debe recibir su libro de cupones de evaluación especial por correo. Acompañando al libro de cupones habrá instrucciones que incluirán la opción de registrarse para pagos automáticos (ACH) directamente desde su banco. Si elige el método de pago automático, el documento ACH debe entregarse a Carlos Munguia o a Lazaro Fortun en nuestra oficina de Dome de inmediato, ya que el primer pago vence el 1 de Mayo de 2022.



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RULES AND REGULATIONS

RENTALS

O.1 A Unit Owner may not rent a unit during the first twelve months of ownership. No unit shall be leased for less than six months or more than one year.

O.2 All Leases will be on an annual basis. Maximum rental allowance is for three (3) consecutive years providing that the Renter is in good standing with the Association. A new lease Agreement must be provided each year by the Unit Owner to the Condominium Office within 60 days prior to the expiration of the existing lease. Initial and all renewals will be approved by the Board of Directors.

O.3 Those Owners qualifying to rent their Unit must be in good standing financially and not be in violation of the Condominium Documents.

O.4 A ten percent (10%) maximum of the existing 328 Units will be allowed for rental. Once the maximum allowable of Units have been rented, all other Owners wanting to rent their Units will be placed at the bottom of the Rental Waiting

List, but not before the 13th month of Unit Ownership. Requests must be made in writing, preferably by email, to the Condominium Office for Unit Owners to be added to the bottom of the Rental Waiting List.

O.5 A Unit Owner renting their unit must have an all-inclusive appliance, plumbing and electrical repair contract. Renters must carry Renter's Insurance and provide proof of all insurances to the Condominium Office.

O.6 Short term rentals of any kind are strictly prohibited.

NORMAS Y REGLAMENTOS

ALQUILERES

O.1 Un propietario de unidad no puede alquilar una unidad durante los primeros doce meses de propiedad. Ninguna unidad se arrendará por menos de seis meses o más de un año.

O.2 Todos los Arrendamientos serán anuales. La asignación máxima de alquiler es por tres (3) años consecutivos, siempre que el Arrendatario esté al día con la Asociación. El propietario de la unidad debe proporcionar un nuevo contrato de arrendamiento cada año a la oficina del condominio dentro de los 60 días anteriores al vencimiento del contrato de arrendamiento existente. Las renovaciones iniciales y todas serán aprobadas por la Junta Directiva.

O.3 Aquellos Propietarios que califiquen para alquilar su Unidad deben estar en buenos términos financieros y no estar en violación de los Documentos del Condominio.

O.4 Se permitirá el arrendamiento como máximo del diez por ciento (10%) de las 328 Unidades existentes. Una vez que se haya alquilado el máximo permitido de Unidades, todos los demás Propietarios que deseen alquilar sus Unidades se colocarán al final de la Lista de espera de alquiler, pero no antes del mes 13 de la Propiedad de la Unidad. Las solicitudes deben hacerse por escrito, preferiblemente por correo electrónico, a la Oficina de Dueños de Unidades del Condominio para ser agregados al final de la Lista de Espera de Alquiler.

O.5 Un Propietario de unidad que alquila su unidad debe tener un contrato de reparación de electrodomésticos, plomería y electricidad con todo incluido. Los inquilinos deben tener un seguro de inquilino y proporcionar prueba de todos los seguros a la Oficina del Condominio.

O.6 Los alquileres a corto plazo de cualquier tipo están estrictamente prohibidos.



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RULES AND REGULATIONS – VEHICLES

F.13 All approved Owners, Renters and Occupants must have their vehicles registered with the Condominium Office to be issued a parking decal. The decal must be placed in the lower left rear window on driver side of vehicle. These decals are to identify all authorized vehicles to be parked on Dome Condominium Association Property. Any vehicle that is not registered will be given a 24-hour warning, then their vehicle will be towed at the owner’s expense.



Our two disabled parking spaces at the rear of each building are for visitors only. Overnight parking in a disabled space is prohibited.

The two employee parking spaces at the south parking lot are for Dome employees only. All others will be towed at the owner’s expense.

All temporary guests (staying with a resident for no more than 14 days) must be registered with the office, and their vehicle must be registered with the office and issued a temporary decal in order to legally park.

Any owner driving a temporary rental car, requires a parking pass issued by the Dome office in order to legally park.

NORMAS Y REGLAMENTOS - VEHÍCULOS



F.13 Todos los Propietarios, Arrendatarios y Ocupantes aprobados deben tener sus vehículos registrados en la Oficina del Condominio para recibir una calcomanía de estacionamiento. La calcomanía debe colocarse en la ventana trasera inferior izquierda del lado del conductor del vehículo. Estas calcomanías son para identificar todos los vehículos autorizados para ser estacionados en la Propiedad de la Asociación de Condominios Dome. Cualquier vehículo que no esté registrado recibirá una advertencia de 24 horas, luego su vehículo será remolcado a cargo del propietario.


Nuestros dos espacios de estacionamiento para discapacitados en la parte trasera de cada edificio son solo para visitantes. Está prohibido estacionar durante la noche en un espacio para discapacitados.

Los dos espacios de estacionamiento para empleados en el estacionamiento sur son solo para empleados de Dome.

Todos los demás serán remolcados a expensas del propietario. Todos los invitados temporales (que se quedan con un residente por no más de 14 días) deben estar registrados en la oficina, y su vehículo debe estar registrado en la oficina y recibir una calcomanía temporal para poder estacionar legalmente.

Cualquier propietario que conduzca un automóvil de alquiler temporal requiere un pase de estacionamiento emitido por la oficina de Dome para estacionar legalmente.

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If you require a cart for larger items other than groceries, suitcases, small boxes, etc., please request one of the old carts from the office. You may use them temporarily, then they must be returned to the office.



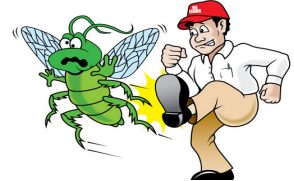
CARROS DE VALET

Nuestros nuevos carritos de valet son solo para uso en interiores. Cuando haya terminado de usarlos, debe devolverlos a su lugar correspondiente en el vestíbulo. Estos carros son solo para uso personal, no para contratistas ni para materiales de construcción.

Si necesita un carrito para artículos más grandes que no sean comestibles, maletas, cajas pequeñas, etc., solicite uno de los carritos antiguos en la oficina. Puede usarlos temporalmente, luego debe devolverlos a la oficina.

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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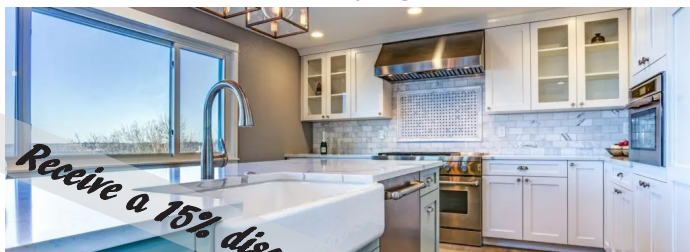
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