



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 8 Issue 2

January 2023

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
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305-893-2107

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office@domecondominium.com



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Director Malcolm Graff
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Director Gib Oxios
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Maintenance... Celso Goenaga
Maintenance Aldo Maceo
Janitorial Moises Bazan
Janitorial Alfonso Callejas

OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

EDITOR'S NOTE

Please note that our Board of Directors has undergone some changes. Four Board members from 2022 have retired their positions, and two new Board members have stepped forward. At the December 13th Annual meeting, by unanimous vote, our Executive Committee shall remain as before. We encourage all of our residents to attend the monthly Board meetings in order to stay current, and to get accurate information on the happenings here at Bayview Towers.

NOTA DEL EDITOR

Tenga en cuenta que nuestra Junta Directiva ha sufrido algunos cambios. Cuatro miembros de la Junta de 2022 se retiraron de sus cargos y dos nuevos miembros de la Junta dieron un paso al frente. En la reunión anual del 13 de diciembre, por voto unánime, nuestro Comité Ejecutivo permanecerá como antes. Alentamos a todos nuestros residentes a asistir a las reuniones mensuales de la Junta para mantenerse actualizados y obtener información precisa sobre los acontecimientos aquí en Bayview Towers.

DOME LIBRARY

Our Library, located in the 2150 lobby, is open to all residents of Bayview Towers. Please feel free to borrow (or keep) any books you may find interesting, and also feel free to leave books in the library to share with others. The Library is undergoing the process of classification and organization. It's an ongoing process, so your help in keeping it up is appreciated. If you don't know where a book belongs, just leave it on one of the tables and a volunteer will place it in the right spot. Before we know it, we'll have a resource that is easily accesible and you just might find what you're looking for, or stumble upon something unexpected and enlightening! Come and see if there's something in our Library for you.

BIBLIOTECA DE DOME

Nuestra biblioteca, ubicada en el vestibulo de 2150, está abierta a todos los residentes de Bayview Towers. Siéntase libre de tomar prestados (o guardar) cualquier libro que pueda encontrar interesante, y también siéntase libre de dejar libros en la biblioteca para compartir con otros. La Biblioteca se encuentra en proceso de clasificación y organización. Es un proceso continuo, por lo que agradecemos su ayuda para mantenerlo. Si no sabe dónde pertenece un libro, simplemente déjelo en una de las mesas y un voluntario lo colocará en el lugar correcto. ¡Antes de que nos demos cuenta, tendremos un recurso al que se puede acceder fácilmente y es posible que encuentre lo que está buscando o se tope con algo inesperado e instructivo! Ven y mira si hay algo en nuestra biblioteca para ti.

Manager's Update on our Construction Projects

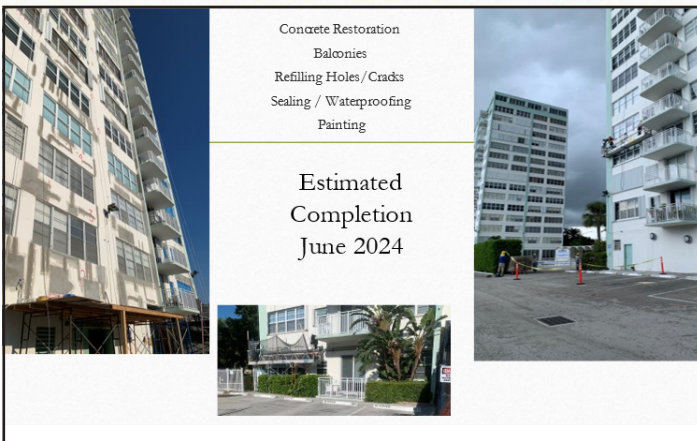
Actualización del gerente sobre nuestros proyectos de construcción



Pool
Before and After

Pool Heaters

- Now that the heat pumps have been installed and connected, we can proceed with the fence and hedge installation around the heat pumps.
- Landscaping will also be considered around the heater as another form of low-cost beautification



- Concrete Restoration
- Balconies
- Refilling Holes/Cracks
- Sealing / Waterproofing
- Painting

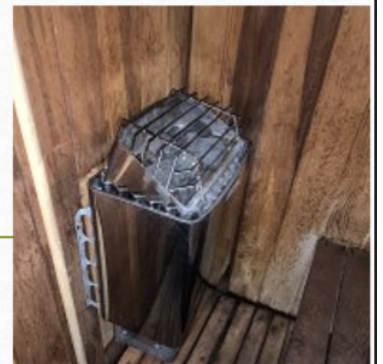
Estimated
Completion
June 2024

Landscaping

- The Board of Directors analyzed the service previously contracted and decided to hire a new company at the beginning of the year, Prestige Landscaping.
- Prestige Landscaping is been properly cutting the lawn, trimming the hedges, lining the edges, fertilizing, mulching and inspecting our irrigation systems



New Sauna in Men's Room



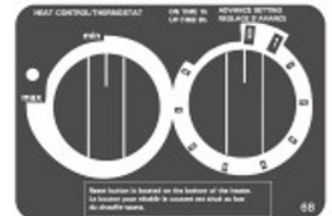
SAUNA TIMERS

Heaters have a 60 min. timer (0 to large 1 on the dial), and if you wish to use the full 60 min. cycle, turn the timer knob past the first 1 to number 2 or 3 on the dial. Then turn backward to the large 1 until a click is heard. Leave knob at the setting, and Sauna will operate for 1 hour before shutting off automatically.

Allow at least 30 minutes for room to heat up to an average Sauna temperature. Notell! If you set timer past first 1, timer will not come on until the time set has elapsed. The 60 min. timer is quiet. It does not tick.

Have an added feature--an 8 hour time clock (small 1 to 8 on the timer dial). If you wish to preset your Sauna heater to automatically turn on when you are away, you may preset up to 8 hours in advance of Sauna bathing.

For eg., if you set the timer knob at number 3 setting, the Sauna heater will turn on 3 hours later,



back up to the large 1.

Have a heat control (thermostat) which must be set between minimum and maximum heating, or the timer will not cause the Sauna to heat. Put heat control setting to maximum, heat Sauna for 1/2

How to Keep Calm and Carry On This Budget Season

Budget season is always a challenging time of year for community associations, but this year is more daunting than ever. With the national inflation rate being higher than it has been in the past 40 years, the line items in association budgets are feeling those effects. Operational costs such as landscaping, insurance, and utilities are increasing. Mix that in with the pressures on reserve contributions that new legislation and historically high building material costs have had, and board members and managers alike are left tasked with answering to the restless membership.

Ultimately, there will be some difficult decisions that board members will have to make this budget season when it comes to evaluating services that the community has become accustomed to. Even after carefully combing through the budget and potentially developing creative strategies to minimize the impact of rising costs, the association will find it nearly impossible to avoid the inevitability of having to increase member assessments moving into 2023.

So, what can you do to soften the blow? Remember, Remind, and Relax.

Remember every business is being affected by the rising costs, and our associations are not immune to those same factors. By properly educating and updating the membership throughout the budget season on all the variables that are impacting the association's finances, board members can help prepare the membership for what they can expect when the new assessment amount is officially determined. Scheduling budget workshops, distributing newsletters, posting announcements, and even providing a budget cover letter explaining some of the variables within the budget are all good ways to explain the realities that every association is currently facing.

Remind yourself that you have a job to do! The primary purpose of the association is to maintain and enhance property values. This purpose does not change just because the inflation rate does. Remind the community members that cheaper is not always better, and usually you get what you pay for. So, by keeping your landscape costs to bare-bones, or by not paying your on-site management team a fair and competitive salary, those decisions will ultimately have graver consequences on the community than the decision to increase assessments will. By hiring "on the cheap," it will become extremely challenging to keep committed business partners, employees, and vendors. Remind your community that

the vendors and the staff that are employed by the association are valuable resources for your community. Properly maintaining the "green assets" and community common areas is likely more beneficial to everyone's long-term investment than saving some money on the monthly assessments in the short term. Remind the membership that real estate and property values within the state of Florida have been prosperous over the past several years. So, now is not the time to skimp on mulching the plant beds, defer painting the clubhouse, or underpay quality and loyal staff members. These are people and mechanisms that help achieve maximized property values within the community, and it is vital to remind the membership that should always be the top priority.

Relax and maintain a peace of mind, knowing that doing your best to balance the budget, while also continuing to adequately maintain the community, is your fiduciary and professional obligation to the association. Although keeping the assessments from increasing might win you a few friends or even win you a few votes, the consequence of underfunding the budget is sure to have lasting impacts on your association for many years to come. Also, remember that the economy and rate of inflation fluctuate. Hopefully sooner rather than later, history will repeat itself, and the inflation rate will "normalize" and maybe also the association budget process.

Greg Ashworth, CFCAM, PCAM, MBA, Vice President, Leland Management

CLUBS, ANYONE??

If you are interested in joining fellow Dome residents who share your interests, please contact our office with your contact information so that you can arrange to get together to participate in activities you love. We can form clubs like a "Latin-American Club", an "Italian Club", a "Swimming Club", a "Fishing Club", a "Bridge Club", a "Mahjong Club", a "Dominoes Club", etc. Your ideas are most welcome.

CLUBES, ¿ALGUIEN?

Si está interesado en unirse a otros residentes de Dome que comparten sus intereses, comuníquese con nuestra oficina con su información de contacto para que puedan organizar una reunión para participar en las actividades que aman. Podemos formar clubes como un "Club Latinoamericano", un "Club Italiano", un "Club de Natación", un "Club de Pesca", un "Club Puente", un "Club Mahjong", un "Club Dominó", etc. Tus ideas son bienvenidas.



Cómo Mantener la Calma y Continuar Esta Temporada de Presupuesto

La temporada de presupuesto siempre es una época desafiante del año para las asociaciones comunitarias, pero este año es más desalentador que nunca. Con la tasa de inflación nacional más alta de lo que ha sido en los últimos 40 años, las partidas en los presupuestos de las asociaciones están sintiendo esos efectos. Los costos operativos, como el paisajismo, los seguros y los servicios públicos, están aumentando. Combine eso con las presiones sobre las contribuciones de reserva que han tenido la nueva legislación y los costos de materiales de construcción históricamente altos, y los miembros de la junta y los gerentes tienen la tarea de responder a los miembros inquietos.

En última instancia, habrá algunas decisiones difíciles que los miembros de la junta tendrán que tomar en esta temporada presupuestaria cuando se trata de evaluar los servicios a los que la comunidad se ha acostumbrado. Incluso después de analizar cuidadosamente el presupuesto y desarrollar potencialmente estrategias creativas para minimizar el impacto del aumento de los costos, a la asociación le resultará casi imposible evitar la inevitabilidad de tener que aumentar las contribuciones de los miembros para 2023.

Entonces, ¿qué puedes hacer para suavizar el golpe?

Recuerde, recuerde y relájese. Recuerde que todos los negocios se ven afectados por el aumento de los costos y nuestras asociaciones no son inmunes a esos mismos factores. Al educar y actualizar adecuadamente a los miembros durante la temporada presupuestaria sobre todas las variables que afectan las finanzas de la asociación, los miembros de la junta pueden ayudar a preparar a los miembros para lo que pueden esperar cuando se determine oficialmente el nuevo monto de la evaluación. Programar talleres de presupuesto, distribuir boletines, publicar anuncios e incluso proporcionar una carta de presentación del presupuesto que explique algunas de las variables dentro del presupuesto son buenas maneras de explicar las realidades que enfrenta cada asociación actualmente.

¡Recuérdate que tienes un trabajo que hacer! El objetivo principal de la asociación es mantener y mejorar los valores de propiedad. Este propósito no cambia solo porque lo haga la tasa de inflación. Recuerde a los miembros de la comunidad que lo más barato no siempre es lo mejor y, por lo general, obtiene lo que paga. Por lo tanto, al mantener los costos de su paisaje al mínimo, o al no pagarle a su equipo de administración en el sitio un salario justo y competitivo, esas decisiones finalmente tendrán consecuencias más graves en la comunidad que la decisión de aumentar las

evaluaciones. Al contratar "a bajo precio", se volverá extremadamente desafiante mantener socios comerciales, empleados y proveedores comprometidos. Recuérdale a su comunidad que los vendedores y el personal empleado por la asociación son recursos valiosos para su comunidad. Mantener adecuadamente los "activos verdes" y las áreas comunes de la comunidad probablemente sea más beneficioso para la inversión a largo plazo de todos que ahorrar algo de dinero en las evaluaciones mensuales a corto plazo. Recuerde a los miembros que los valores inmobiliarios y de propiedad dentro del estado de Florida han sido prósperos durante los últimos años. Por lo tanto, ahora no es el momento de escatimar en poner mantillo en los lechos de las plantas, posponer la pintura de la casa club o pagar menos a los miembros del personal leales y de calidad. Estas son personas y mecanismos que ayudan a maximizar los valores de propiedad dentro de la comunidad, y es vital recordarles a los miembros que siempre deben ser la máxima prioridad.

Relájese y mantenga la tranquilidad, sabiendo que hacer todo lo posible para equilibrar el presupuesto, mientras continúa manteniendo adecuadamente a la comunidad, es su obligación fiduciaria y profesional con la asociación. Si bien evitar que aumenten las evaluaciones podría ganar algunos amigos o incluso ganar algunos votos, la consecuencia de la financiación insuficiente del presupuesto seguramente tendrá un impacto duradero en su asociación durante muchos años. Además, recuerde que la economía y la tasa de inflación fluctúan. Con suerte, más temprano que tarde, la historia se repetirá y la tasa de inflación se "normalizará" y tal vez también el proceso presupuestario de la asociación.

Greg Ashworth, CFCAM, PCAM, MBA, Vicepresidente, Leland Management

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NEW FOR 2023

Juan Carlos Alonso, our Board President, along with our Board of Directors, has decided to introduce **monthly** movies in the 2150 Recreation Room on a weekday night which will be advertised in advance on the lobby monitors. Residents will have an opportunity to choose from 3 or 4 titles that month by calling in or writing in their movie pick to the office. The choice of titles will be posted on the lobby monitors. The film with the most "votes" will be shown that month. So look for our movie picks and cast your vote!

Chairs will be set up just like we do for Board meetings. The Rec Room can easily accommodate 50 or 60 people comfortably. We will be permitted to bring our own food or drink, providing we leave no clean-up for our maintenance staff. As long as everyone follows that simple request, we can continue to enjoy this social time relaxing with our neighbors and enjoying our new Dome Cinema Night.

If anyone has ideas they'd like to share, or wish to contribute a list of film titles to consider, please contact the office or leave your list in the Dome mailbox at the office door.

See you at the movies!!

NUEVO PARA 2023

*Juan Carlos Alonso, nuestro Presidente de la Junta, junto con nuestra Junta Directiva, ha decidido introducir películas **mensuales** en la Sala de Recreación 2150 en una noche de lunes a viernes que se anunciarán con anticipación en los monitores del vestíbulo. Los residentes tendrán la oportunidad de elegir entre 3 o 4 títulos ese mes llamando o escribiendo su selección de películas en la oficina. La elección de los títulos se publicará en los monitores del vestíbulo. La película con más "votos" se proyectará ese mes. ¡Así que busque nuestras selecciones de películas y emita su voto!*

Las sillas se instalarán como lo hacemos para las reuniones de la Junta. El Rec Room puede acomodar fácilmente a 50 o 60 personas cómodamente. Se nos permitirá traer nuestra propia comida o bebida, siempre que no dejemos limpieza para nuestro personal de mantenimiento. Mientras todos sigan esa simple solicitud, podemos seguir disfrutando de este momento social relajándonos con nuestros vecinos y disfrutando de nuestra nueva Dome Cinema Night.

Si alguien tiene ideas que le gustaría compartir o desea contribuir con una lista de títulos de películas para considerar; comuníquese con la oficina o deje su lista en el buzón del Domo en la puerta de la oficina.

¡Nos vemos en el cine!!

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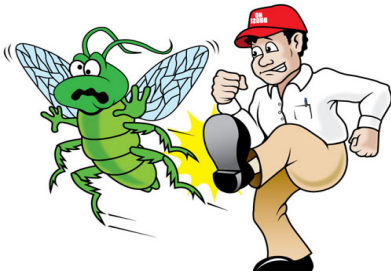


VIDEO

www.SignatureHomesOfMiami.com

Pest Control

Our pest control company will be servicing our buildings on Thursday, January 19th and Friday, January 20th. 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 Jueves 19 y Viernes 20 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. Busque los avisos publicados en los vestíbulos de los ascensores para los cambios de horario.



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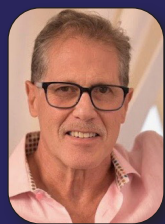
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