

# Monthly **Southview** Newsletter

AT AVENTURA

CONDOMINIUM ASSOCIATION INC

*A Newsletter for the residents of the Southview at Aventura Condominium Association*

Volume 12 Issue 11

February 2023

**Southview at Aventura  
Condominium Association**  
3440 & 3350 NE 192 Street  
Aventura, FL 33180

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**Vice Pres.** ..... Louis Miceli III  
**Treasurer** ..... Katherine Prelaz  
**Secretary** ..... Kimberly Burke  
**Director** ..... Faouzi Chbani

**IMPORTANT NUMBERS**

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**Fax** ..... 305-792-7786  
**Email:** southviewcondo@ymail.com  
**Southview community website:**  
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**NEW OFFICE HOURS**

**Monday - Friday**.....9am - 4pm  
*By appointment only*



**NEWSLETTER EDITOR**

Genovev Mendoza

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**2023 BOARD OF DIRECTORS**

We want to thank all unit owners who participated in the elections and were patient in waiting for the election monitor to complete the counting. While that night we found out the names of those elected, it is only the next day during the organizational meeting that the new Board members were positioned as follows:

Hernando Giraldo:	President	<a href="mailto:HGSouthview@gmail.com">HGSouthview@gmail.com</a>
Louis Miceli III:	Vice-President	<a href="mailto:LOUISSouthview@gmail.com">LOUISSouthview@gmail.com</a>
Katherine Prelaz:	Treasurer	<a href="mailto:KPSouthview@gmail.com">KPSouthview@gmail.com</a>
Kimberly Burke:	Secretary	<a href="mailto:KIMSouthview@gmail.com">KIMSouthview@gmail.com</a>
Faouzi Chbani:	Director	<a href="mailto:Faouzich@comcast.net">Faouzich@comcast.net</a>

It is the goal of the current board to create a better and more harmonious community through communication. It is also their commitment to quickly and effectively communicate any important information to the association members. To accomplish their goals, they are always open to suggestions on how to better accomplish the work to be done.

They look forward to serving the community and owners of Southview at Aventura to the best of our ability and with your help, Southview can get back on track.

**THE ROLE OF A CONDOMINIUM'S  
ASSOCIATION BOARD OF DIRECTORS**

by Thayer & Associates

Many people love living in associations because they get the full benefits of using amenities such as swimming pool, hot tub, and entertainment areas without the responsibility of the upkeep. Homeowner associations cannot function, without the dedication of a group that keeps everything running smoothly known as the Board of Directors.

For communities to thrive and maintain a well-manicured and secure area, the board members must take on certain tasks. Those considering to be in the Board must consider the three main responsibilities that include: maintaining common areas, managing budgets/fiscal responsibilities, and enforcing/complying with governing documents. Within each of these categories are many tasks. For example, managing the budgets could include handling the money paid monthly as association dues to complete general maintenance like preventive maintenance or landscaping. But it also includes budgeting and planning for capital improvements like concrete restoration, elevator modernization, or roof replacements.

*Continued on page 2*

**Role of Board** (from page 1)

You will notice that maintaining the common areas could include catwalks, entryways or even the amenities such as the pool, or any entertaining areas that are open to all association members. This includes making sure that the rules for these areas are followed and that any complaints are dealt with in a timely and respectful manner.

The president runs the meetings, oversees day-to-day business and signs all contracts. He or she is responsible for **ensuring that board resolutions are carried out.**

The vice president's responsibilities include **ensuring order** is maintained during meetings and parliamentary procedures, ensuring a smooth flow of business and serving as an informed source about association rules, bylaws and governing documents.

The secretary **keeps minutes of board meetings and records all votes.** It is the secretary's responsibility to inform residents and members of board meetings.

Your treasurer's primary duties are to **continuously review and develop the annual operating budget, the investing of the association's fund and collection assessments, and the overseeing of the reserve funding plan.**



**MONTHLY MAINTENANCE DUES**

Although the Budget approval for the Fiscal Year 2023 was delayed, it did not mean that monthly maintenance payments were not due. The monthly maintenance dues increased as of January 2023. Therefore, your new maintenance payment amount as of January 1<sup>st</sup> is highlighted below. If you paid your monthly maintenance for January and February with last year's amount, please make sure pay for the shortage promptly, which for your convenience the monthly increase is shown in the chart below. Maintenance payments are due the first day of every month and payments received after the 10<sup>th</sup> accrue a late fee.

	<b>2022 Maintenance Dues</b>	<b>2023 Maintenance Dues</b>	<b>Monthly Increase for 2023</b>
2 Bedroom Units	\$460.93	\$654.53	\$193.60
3 Bedroom Units	\$496.72	\$716.13	\$219.41

The "difference" is the amount indicated on your Click Pay Account/Invoice, listed as line item **2023 Budget Adjustment.** Moving forward with your March 1st payment, please make payments according to the attached chart.

To make a payment using your ClickPay online account visit the Southview at Aventura resident portal at: <https://Southviewataventura.connectresident.com>; or register as a new user at: <https://www.clickpay.com/login#UserRegister>. You may also drop off your payment at the management office for prompt processing or call customer service 1-800-533-7901 for assistance.

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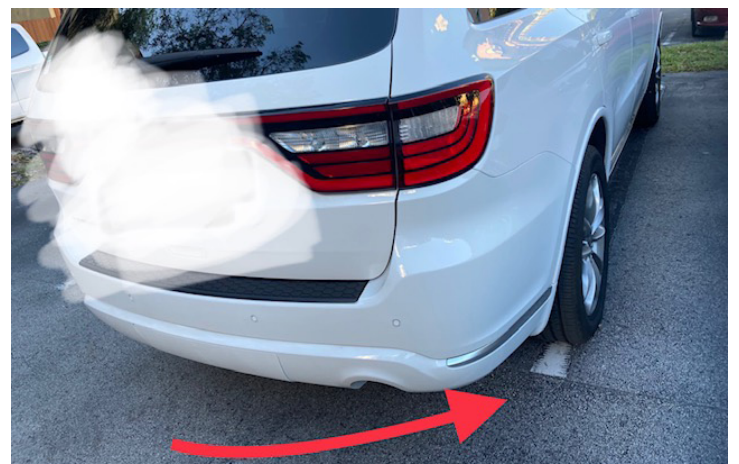
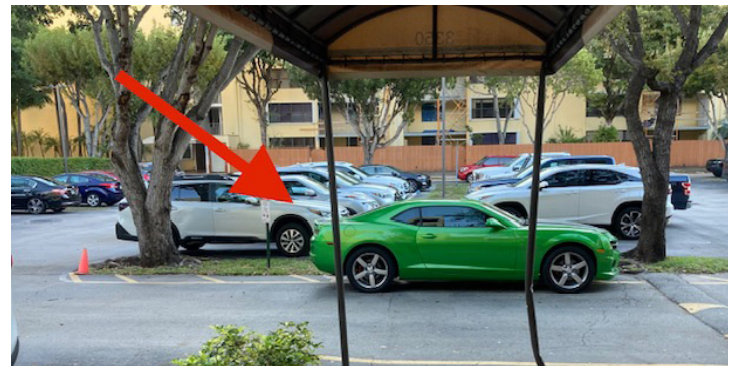
# FROM THE RULES & REGULATIONS

## AUTOMOBILES AND PARKING

- 5. Handicapped Parking spaces are not to be used as storage. Current and legitimate handicapped permits must be displayed properly on any vehicle in the handicapped parking spaces. Illegally parked ~~cars~~ vehicles will be ticketed and towed as per Florida Law.
- 6. For the safety of all our residents, please observe the 10-mph speed limit.
- 7. Oil leakages destroys the asphalt; owners of ~~cars~~ vehicles having such leaks will be responsible for the cost and repairs to the damaged asphalt.
- 8. Parking on the grass is strictly forbidden. Any ~~cars~~ vehicles so parked will be towed.
- 9. ~~Car~~ Vehicle repairs, oil changing, and washing/waxing ~~cars~~ vehicles are not permitted on the Condominium property. Such activity will result in levying of fines.
- 10. Motorcycles, taxicabs, cargo/commercial vans/vehicles, and commercial trucks are prohibited. No mechanical wheeled device having a combustible engine such as motorcycles, mopeds, or scooters may be brought into or stored within the buildings at Southview. Pickup trucks must have an empty bed or a cover over the bed. No boats, wave runners/jet sky, trailers, or mobile homes are permitted.
- 11. The fire lanes along each building must be kept open at all times. Vehicles illegally parked there are subject to towing at the expense of the vehicle's owner.
- 12. ~~Direct~~ guests All visitors and service personnel must park in the guest parking spaces rather than along the fire lanes or empty ~~reserved~~ assigned spaces.

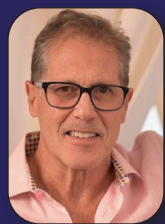


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# WATER LEAKS

## **Donna DiMaggio Berger | 01.21.2020**

There are many advantages to living in a multifamily condo or coop building in South Florida: great views, enviable locations and abundant amenities. However, there is always the possibility of water leaks.

Not surprisingly, when these leaks occur, there is often an inherent tension and finger-pointing between the owner who suffers interior damage and the boards who are being asked to pay for repairs.

### **What’s the cause of the leak?**

The starting point to determine responsibility for water leaks is to determine the cause of the leak. Most leaks occur because of ordinary wear and tear to the roof, the exterior walls, or a plumbing line or fixture, while others occur as a result of a casualty event, like a hurricane.

If the association or a unit owner fails to maintain certain pipes or appliances for which they bear responsibility under their governing documents, the association or owner may be held responsible to not only repair the damaged pipe or appliance but also for all other interior damages which result.

However, sometimes you cannot know there is a problem until you see a leak. Accordingly, in most cases when water damage is sustained as a result of a flood, windstorm, roof or window failure or even a leak emanating from an upstairs unit, the roof, or an exterior wall, Florida’s Condominium Act requires the association to repair damage to a unit’s unfinished interior walls, floors and ceiling as well as the windows and doors.

In the event of a casualty event, owners are responsible for damage to their floor coverings, ceiling coverings, appliances, cabinetry, appliances, furniture and personal property.

### **So what’s the source of the confusion?**

Often, disputes occur after a water leak and damage to a unit not as a result of confusion but as a result of an owner failing to have insurance coverage.

Unfortunately, many condominium owners do not carry adequate insurance in the event of damage to a unit’s interior. In those instances, an owner may feel it makes sense to pursue the association or another owner for interior damages rather than paying out of pocket.

While there is not usually a legal requirement for owners to purchase such interior coverage insurance (known as

an HO-6 policy), every condominium and cooperative association should create and publish a water leak policy that clearly advises owners and residents of the respective obligations between the association and its owners for repairing damages resulting from water leaks.

That policy should make it abundantly clear to owners that if they fail to maintain proper interior unit coverage, they will be responsible for paying for certain interior damages out of their own pockets.

### **What about mold?**

Mold can literally be a dirty word in multifamily buildings. Given the shared duct work in these structures and Florida’s humid environment, the likelihood for mold to spread from unit to unit or into the common elements requires a high level of responsiveness to water leaks. The same analysis discussed above applies to the issue of mold.

The association must remove and replace mold-infested drywall. However, mold remediation to other parts of

*Continued on page 5*

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**Water Leaks (cont. from page 4)**

the unit including furniture and personal property remains the owners' responsibility unless the association has been remiss in either its maintenance obligations or in its responsiveness to a casualty event.

If you serve on the Board of Directors of a condominium association that operates a multifamily building, you can expect the issue of water leaks to arise at some point. If you live in a multifamily building, you can also reasonably expect to be impacted by water intrusion into your unit eventually.

Owners and boards must be aware of their respective maintenance, repair and replacement responsibilities under both the pertinent statute and the provisions of the association's governing documents. A pipe's location outside the unit does not necessarily mean that the association is responsible to repair same.

Conversely, a pipe located inside a unit also does not necessarily mean that the owner is responsible for same if that pipe services more than one unit. When determining the respective maintenance and repair obligations between the owners and the association, one must review the definition of the unit's boundaries as well as the maintenance provisions contained in every set of condominium documents.

Out-of-state owners whose units remain vacant for any length of time need to be particularly vigilant and ensure that their units are checked regularly to confirm that a leak has not occurred since they last visited the property.

Owners who suffer damage from leaks have a duty to mitigate their

damages by immediately notifying their association of the situation, allowing access for inspection and repair, and taking certain steps to prevent the growth and spread of mold in the aftermath of a leak.

**Condo Insurance also called HO-6 Insurance Policy**

It is highly recommended that if you live in a condominium, you purchase a condo insurance policy. Depending on the level of coverage you prefer, you can purchase a condo insurance policy in Florida for either the actual cash value or replacement cost of your dwelling and property. A replacement cost policy is more expensive, as it pays to replace any damaged items up to your policy's limits without accounting for depreciation.

Condo insurance policies can be customized to your needs and risk profile, and most policies come with the following coverage options.

- **Dwelling coverage:** Your policy's dwelling coverage generally includes damage to all items that

are permanently affixed within your condo but not covered under your association's policy. This can include elements such as your walls, flooring and countertops. Dwelling coverage can also cover any alterations or improvements you've made to the condo.

- **Personal property:** This provides coverage if your belongings are stolen or damaged, either while inside your condo or outside the premises. Personal property coverage includes a wide variety of items, including clothing, furniture, technology and other home furnishings.
- **Loss assessment:** Any damage to or within common areas is partly your responsibility as a condo owner. While the condo association should have an insurance policy, you may need to cover any costs that exceed its limits. By Florida law, your condo insurance policy must include at least \$2,000 of loss assessment coverage, which can be used to pay for losses that

*Continued on page 6*



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**Water Leaks (cont. from page 5)**

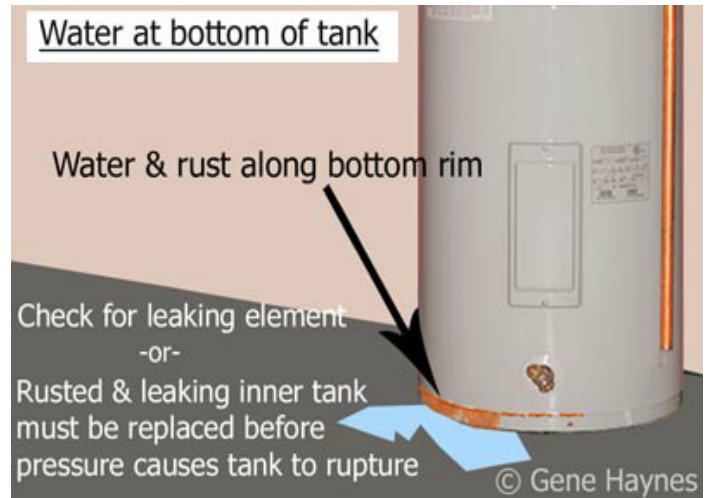
exceed your association's policy limits.

- **Personal liability:** If somebody files a lawsuit against you claiming injury or property damage, your personal liability coverage would help cover your defense costs and pay for damages. For example, if a friend slipped in your condo and fractured a bone, this coverage would provide protection in case your friend sues you. You can also typically purchase liability coverage for your pet in case they injure or bite someone. However, not every insurer will cover all pets, so ask about this when getting a quote.
- **Loss of use:** If your condo is damaged badly enough that you're unable to inhabit it for a period, loss of use coverage will help pay for lodging, food and other extra expenses you incur. The limit for this coverage may be a percentage of your personal property limit, so it's wise to confirm this detail when buying a policy.

**Water Heater Tanks**

Hot water heaters are designed to last for ten (10) to twelve (12) years. As they approach the end of their life cycles, rusting and corrosion start to take their toll. When the corrosion gets bad enough, it can start to allow the water

from the tank to leak out. When this happens, it is a definite sign that the hot water heater needs to be replaced. Failure to do so will eventually lead to a complete failure of the tank that will cause horrible flooding in your apartment, possibly to the one next to you, and for sure on the one below. When this occurs and damages are caused to the neighboring units, it is a responsibility of the unit owner who caused the damages to repair the damages.



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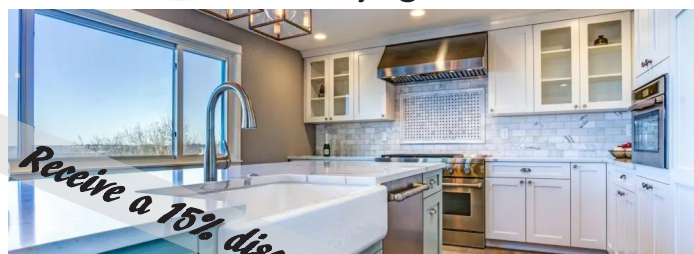
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