



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 9 Issue 1

December 2023

BAYVIEW TOWERS Dome Condominium Association, Inc.

2100/2150 Sans Souci Blvd.
North Miami, Florida 33181
305-893-2107

www.DomeCondominium.com
office@domecondominium.com



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- Director** Margery Cohen
- Director** Maria Julia Garcia
- Director** Malcolm Graff
- Director** Eugenio Martinez
- Director** Gib Oxios
- Director** Daniella Sforza

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- Asst. Mgr.** Lazaro Fortun
- Maintenance**... Celso Goenaga
- Maintenance**..... Aldo Maceo
- Janitorial** Moises Bazan
- Janitorial** Alfonso Callejas
- Janitorial** Enrique Flores

OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

Important Information from Management

Our engineer and contractor are working on completing the final punch list of the concrete and painting of both buildings. Once complete the engineer will sign off and certify the completion of their work.

Section One of the Upper-Level Parking Garage is expected to be completed the week of December 20th. The work addresses areas of ponding water and those areas in need of recoating for safety reasons.

Interior renovations are expected to begin with the painting of the hallways sometime between the end of January and the beginning of February 2024. Painting the hallways of both buildings is expected to take 100 days. We're moving forward with the selection of carpet for the hallways. The estimated time to receive material is 12-14 weeks.

The material to rebuild the pump rooms is scheduled to be delivered at the end of January, 2024. The materials for the rooftop units (RTU's) are expected to be delivered in mid-February. Once we have a schedule, we will advise residents of downtime of domestic water and HVAC system.

We're currently working with a structural engineer to acquire bids for new roofs for both buildings.

There have been recent reports of burglary in the parking lots of our community. If your car was burglarized, please report it to the North Miami Police Dept. 305-891-0294. The Board of Directors and management are aware and reviewing camera footage to turn it over to the authorities. Please lock your vehicles.

The Holiday Season is here! This is the best time of year to express your appreciation for all the hard work our employees do. Please give your contribution (of any amount) via check payable to "Dome Condominium Holiday Fund" and have it delivered or mailed to the office. The deadline is December 21st, 2023.



Continued on page 2

Important Information from Management (cont. from page 1)

Hanging or displaying any article on the railing of a terrace, in a window, on an outside wall, on an entry door to a unit, or any other location visible from outside of the unit is prohibited. The only exception to this rule is during the holiday season from December 15th to January 15th when lights can be displayed on terraces and holiday decorations can be displayed on unit's doors.

Recycling Rules:

All recycled items must be placed in the recycle bins located in the ground level trash rooms. Small cardboard containers like cereal boxes, egg cartons, milk and juice cartons and pastry boxes must be collapsed, and large cardboard boxes like pizza boxes or Amazon boxes, also must be collapsed and carried down to the ground level trash rooms and placed in the recycle bins between the hours of 8:00am and 4:00pm on weekdays and from 8:00am to 12:00pm on weekends and holidays.



Discarding of exceptionally large articles (mattresses, furniture, etc.) on Dome property is prohibited. Unit Owners are responsible for the removal of these items from the premises. A charge will be assessed to the Unit Owner if this rule is violated.

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Información Importante de la Gerencia

Nuestro ingeniero y contratista están trabajando para completar la lista final de tareas pendientes del concreto y la pintura de ambos edificios. Una vez completado, el ingeniero firmará y certificará la finalización de su trabajo.

Se espera que la sección uno del estacionamiento del nivel superior esté terminada la semana del 20 de diciembre. El trabajo aborda áreas de agua estancada y aquellas áreas que necesitan una nueva capa por razones de seguridad.

Se espera que las renovaciones interiores comiencen con la pintura de los pasillos en algún momento entre finales de enero y principios de febrero de 2024. Se espera que pintar los pasillos de ambos edificios demore 100 días. Seguimos adelante con la selección de alfombras para los pasillos. El tiempo estimado para recibir el material es de 12-14 semanas.

Está previsto que el material para reconstruir las salas de bombas se entregue a finales de enero de 2024. Se espera que los materiales para las unidades de techo (RTU) se entreguen a mediados de febrero. Una vez que tengamos un cronograma, avisaremos a los residentes sobre el tiempo de inactividad del sistema doméstico de agua y HVAC.

Actualmente estamos trabajando con un ingeniero estructural para adquirir ofertas para techos nuevos para ambos edificios.

Ha habido informes recientes de robo en los estacionamientos de nuestra comunidad. Si su automóvil fue robado, repórtelo al Departamento de Policía de North Miami al 305-891-0294. La Junta Directiva y la gerencia están al tanto y revisan las imágenes de las cámaras para entregarlas a las autoridades. Por favor cierren sus vehículos.

¡La temporada navideña ya está aquí! Esta es la mejor época del año para expresar su agradecimiento por todo el arduo trabajo que realizan nuestros empleados. Por favor haga su contribución (de cualquier monto) mediante cheque pagadero a "Dome Condominium Holiday Fund" y recibirlo o enviarlo por correo a la oficina. La fecha límite es el 21 de diciembre de 2023.

Está prohibido colgar o exhibir cualquier artículo en la barandilla de una terraza, en una ventana, en una pared exterior, en una puerta de entrada a una unidad o en cualquier otro lugar visible desde el exterior de la unidad.

La única excepción a esta regla es durante las terrazas navideñas y se pueden exhibir decoraciones navideñas en las puertas de las unidades.

Reglas de Reciclaje:

Todos los artículos reciclados deben colocarse en los contenedores de reciclaje ubicados en los cuartos de basura del nivel del suelo. Los contenedores de cartón pequeños, como cajas de cereales, cartones de huevos, cartones de leche y jugo y cajas de pastelería, deben colapsarse, y las cajas de cartón grandes, como cajas de pizza o cajas de Amazon, también deben colapsarse y transportarse a los cuartos de basura a nivel del suelo y colocarse en el contenedor de reciclaje. contenedores entre las 8:00 a. m. y las 4:00 p. m. de lunes a viernes y de 8:00 a. m. a 12:00 p. m. los fines de semana y feriados.

Está prohibido desechar artículos excepcionalmente grandes (colchones, muebles, etc.) en la propiedad del Dome. Los propietarios de las unidades son responsables de retirar estos artículos de las instalaciones. Se impondrá un cargo al propietario de la unidad si se viola esta regla.

Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.



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BOARD MEMBERS - 2024

As you now know, we would normally hold elections for the new Board of Directors during our Annual Meeting on Tuesday, December 12, 2023, however, because we have a smaller number of candidates than vacancies on the Board, there is no need for an election. We will, however, still hold our Annual Meeting on December 12th, at which time the Board will elect new Officers. All owners and residents are encouraged to attend.

The new Board members, listed here, will serve for one (1) year, beginning January 1, 2024.

2100 Building

Juan Carlos Alonso
Maria Julia Garcia-Caron
Malcolm Graff
Ovidio "Gib" Oxios

2150 Building

Sergio Evora
Susan Platzer
Kenneth Quiney
Daniella Sforza
Leah Simpson

Our Dome Condominium Directors, according to our By-Laws, are empowered to and required to take on many tasks, small and large. Here are just a few...

They shall make and collect assessments, maintain, care for and preserve the condominium property, purchase the necessary equipment and tools required for that care, and enter units, when necessary, in connection with that care.

Our Directors are empowered to insure the property against loss and liability, and to purchase any other insurance as the Board may deem advisable.

They are empowered to collect delinquent assessments by suit or otherwise and seek damages from unit owners for violation of our By-Laws.

They shall employ or contract with maintenance services, workers and gardeners and anyone whose services assist in contributing to the preservation of our buildings and outdoor spaces. They shall select professionals to assist in the successful handling of administrative and financial affairs.

Our Directors shall exercise their responsibility to implement and enforce reasonable rules and regulations to which residents and guests shall adhere.

For all of these responsibilities, as well as the day-to-day problem-solving they are often called upon to engage in, our Board of Directors receive NO salary for their services.

Please remember to thank our Board members for their service and for the sacrifice of their valuable time. We urge all residents to engage in the process of protecting, enhancing and improving the quality of our community and our property by being involved where you are able, and by ATTENDING ALL BOARD MEETINGS. This is our home. We each can and should do our part to maintain and improve it.



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MIEMBROS DE LA JUNTA - 2024

Como ya saben, normalmente celebraríamos elecciones para la nueva Junta Directiva durante nuestra Asamblea Anual el martes 12 de diciembre de 2023; sin embargo, debido a que tenemos un número menor de candidatos que vacantes en la Junta, no hay necesidad de una elección. Sin embargo, aún celebraremos nuestra Asamblea Anual el 12 de diciembre, momento en el cual la Junta elegirá nuevos funcionarios. Se anima a todos los propietarios y residentes a asistir.

Los nuevos miembros de la Junta, enumerados aquí, servirán por un (1) año, a partir del 1 de Enero de 2024...

Edificio 2100

Juan Carlos Alonso
 María Julia García-Caron
 Malcolm Graff
 Ovidio "Gib" Oxios

Edificio 2150

Sergio Évora
 Susan Platz
 Kenneth Quiney
 Daniella Sforza
 Leah Simpson

Nuestros Directores de Condominios Dome, de acuerdo con nuestros Estatutos, están facultados y obligados a asumir muchas tareas, pequeñas y grandes. Éstos son sólo algunos...

Realizarán y recaudarán evaluaciones, mantendrán, cuidarán y preservarán la propiedad del condominio, comprarán el equipo y las herramientas necesarias para ese cuidado e ingresarán a las unidades, cuando sea necesario, en relación con ese cuidado.

Nuestros Directores están facultados para asegurar la propiedad contra pérdida y responsabilidad, y para contratar cualquier otro seguro que la Junta considere aconsejable.

Están facultados para cobrar evaluaciones morosas mediante demanda o de otro modo y reclamar daños y perjuicios a los propietarios de unidades por violación de nuestros estatutos.

Emplearán o contratarán servicios de mantenimiento, trabajadores y jardineros y cualquier persona cuyos servicios ayuden a contribuir a la preservación de

nuestros edificios y espacios al aire libre. Seleccionarán profesionales para ayudar en el manejo exitoso de los asuntos administrativos y financieros.

Nuestros Directores ejercerán su responsabilidad de implementar y hacer cumplir reglas y regulaciones razonables que los residentes e invitados deberán cumplir.

Por todas estas responsabilidades, así como por la resolución de problemas diarios que a menudo deben realizar, nuestra Junta Directiva NO recibe salario por sus servicios.

Recuerde agradecer a los miembros de nuestra Junta por su servicio y por el sacrificio de su valioso tiempo. Instamos a todos los residentes a participar en el proceso de proteger, mejorar y mejorar la calidad de nuestra comunidad y nuestra propiedad participando donde puedan y ASISTIENDO A TODAS LAS REUNIONES DE LA JUNTA. Esta es nuestra casa. Cada uno de nosotros podemos y debemos hacer nuestra parte para mantenerlo y mejorarlo.

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CONDOMINIUM BUDGETS

Skyrocketing insurance costs, looming new building inspections and report requirements, and daunting reserves are complicating the budget season for many condominiums.

As Florida condominium owners, we are going through some financial readjustments. Many associations find themselves having to deal with increases. The most frequently cited reason is insurance premiums. Many condominiums are facing stark increases in their insurance renewals this year. Premium increases of 100 percent are not out of the ordinary, with some buildings facing up to 300 percent increases.

Further, the new laws requiring milestone inspections and structural integrity reserve studies (SIRS) are causing additional, unanticipated, and sizeable expenses to engage engineers, architects, and reserve study experts. Of course, if these experts find deficiencies in the building that must be addressed, then monies will be needed for the repairs as well. There are also new laws that require full funding of structural integrity reserve items.

These have all converged to form a perfect storm in time for condominium budget season. As many associations began their budget seasons this fall, they may realize that increasing the budget, even substantially, might not be sufficient to comply with all of the new state mandates. Some may conclude that their community's population simply cannot afford the monthly, ongoing budget increases that would be necessary to meet these expenses. In addition, special assessments may be required.

Attending board meetings will enable us to become better educated and prepared for what may be on the horizon for Dome Condominium. We will be given the information needed to determine and chart out our own, individual financial paths.

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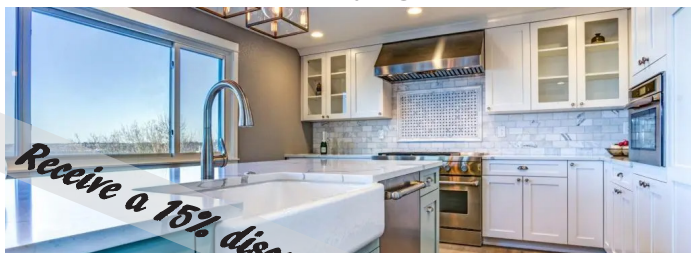
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PRESUPUESTOS DE CONDOMINIOS

Los crecientes costos de los seguros, las inminentes inspecciones de nuevos edificios y los requisitos de informes, y las enormes reservas están complicando la temporada presupuestaria para muchos condominios.

Como propietarios de condominios en Florida, estamos pasando por algunos reajustes financieros. Muchas asociaciones se ven obligadas a afrontar aumentos. La razón más citada son las primas de seguros. Muchos condominios enfrentan fuertes aumentos en las renovaciones de sus seguros este año. Los aumentos de primas del 100 por ciento no son fuera de lo común, y algunos edificios enfrentan aumentos de hasta el 300 por ciento.

Además, las nuevas leyes que exigen inspecciones de hitos y estudios de reservas de integridad estructural (SIRS) están generando gastos adicionales, imprevistos y considerables para contratar ingenieros, arquitectos y expertos en estudios de reservas. Por supuesto, si estos expertos encuentran deficiencias en el edificio que deben corregirse, también se necesitará dinero para las reparaciones. También hay nuevas leyes que exigen la financiación total de las partidas de reserva de integridad estructural.

Todos estos han convergido para formar una tormenta perfecta a tiempo para la temporada de presupuestos de condominios. Cuando muchas asociaciones comenzaron sus temporadas presupuestarias este otoño, es posible que hayan comenzado a ver que aumentar el presupuesto, incluso sustancialmente, podría no ser suficiente para pagar todos los aumentos. Algunos pueden concluir que la población de su comunidad simplemente no puede permitirse los aumentos presupuestarios mensuales y continuos que serían necesarios para cubrir estos gastos. Si ese es el caso, es posible que se requieran evaluaciones especiales.

Asistir a las reuniones de la junta directiva nos permitirá educarnos y prepararnos mejor para lo que pueda estar en el horizonte para Dome Condominium. Se nos dará la información necesaria para determinar y trazar nuestros propios caminos financieros individuales.



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Pest Control

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Control de Plagas

Nuestra compañía de control de plagas dará servicio a nuestros edificios el Jueves 21 y Viernes 22 de Diciembre . El edificio 2100 está programado de 9 a. m. a 2 p. m. el Jueves y el edificio 2150 está programado de 9:00 a. m. a 2:00 p. m. el Viernes. Busque los avisos publicados en los vestíbulos de los ascensores para los cambios de horario.

DOME LIBRARY

This month, we are highlighting, in the non-fiction section, books on physical and mental health, as well as self-help books like “Healing and the Mind”, “Practical Wisdom for Parents”, “Life 101”, “Questions Answered”, “The Testosterone Factor”, “Yoga Postures for Higher Awareness” and many more.

You may take or borrow books 24/7.

The entry code for our Library, located in the 2150 lobby, is 13011301.



BIBLIOTECA DE DOME

Este mes destacamos, en la sección de no ficción, libros sobre salud física y mental, así como libros de autoayuda como “La Curación y la Mente”, “Sabiduría Práctica Para Padres”, “La Vida 101”, “Preguntas Respondido”, “El Factor Testosterona”, “Posturas de Yoga Para una Mayor Conciencia” y muchos más.

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