



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 9 Issue 2

January 2024

BAYVIEW TOWERS Dome Condominium Association, Inc.

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North Miami, Florida 33181
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Maintenance Aldo Maceo
Janitorial Moises Bazan
Janitorial . Jeanny Santana Juvier
Janitorial Catalina Diaz

OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

From our Property Manager

The concrete restoration, painting and upper-level parking garage waterproofing have been completed. With these tasks done, our building will be certified for the mandated 50-year inspection. We would like to thank you all for your patience during our long and tenuous construction process.

Hallway renovations are scheduled to begin during the first week of February. This will include the painting of the ceiling, walls, and all doors. We will provide more details regarding the process once the schedule of work has been provided to us by the contractors.

The carpet installation will commence once the painting of the hallways has been completed.

Rules to Highlight

a) Discarding of grease down sink drains is prohibited. Grease in more than nominal quantities (for example, from frying) must first be frozen and then placed

Continued on page 2

De Nuestro Administrador de Propiedades

Se han completado la restauración del hormigón, la pintura y la impermeabilización del aparcamiento del nivel superior. Una vez realizadas estas tareas, nuestro edificio quedará certificado para la inspección obligatoria de 50 años. Nos gustaría agradecerles a todos por su paciencia durante nuestro largo y tenue proceso de construcción.

Está previsto que las renovaciones de los pasillos comiencen durante la primera semana de febrero. Esto incluirá la pintura del techo, las paredes y todas las puertas.

Proporcionaremos más detalles sobre el proceso una vez que los contratistas nos hayan proporcionado el cronograma de trabajo.

La instalación de la alfombra comenzará una vez que se haya completado la pintura de los pasillos.

Reglas para Resaltar

a) *Está prohibido tirar grasas por los desagües de los fregaderos. La grasa en cantidades superiores a las nominales (por ejemplo, proveniente de freír)*

Pasa a la pagina 2

From the Manager (cont. from page 1)

in sealed plastic bags prior to being discarded down the trash chute.

b) Cardboard boxes or any other items that are too large to go down the chute after being collapsed must be carried down by the Unit Resident to the street level and placed in the main trash room between the hours of 8:00 am and 4:00 pm on weekdays and from 8:00 am to 12:00 pm on weekends and holidays.

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

De Nuestro Administrador (cont. from page 1)

primero debe congelarse y luego colocarse en bolsas de plástico selladas antes de desecharse por el vertedero de basura.

b) Las cajas de cartón o cualquier otro artículo que sea demasiado grande para bajar por el vertedero después de colapsar debe ser bajado por el residente de la unidad hasta el nivel de la calle y colocado en el cuarto de basura principal entre las 8:00 am y las 4:00 am: 00 horas entre semana y de 8:00 a 12:00 horas los fines de semana y festivos.

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

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2024 LEGISLATIVE SESSION

The Florida legislative session began on January 8, 2024. Legislators are already planning new laws that can impact our community association, board of directors and community association management. Proposals relating to funding of reserves, transparency, accountability, websites, insurance, termination of officers, and education have already surfaced. We know that this is only the beginning. If we want to influence Florida laws impacting us, we are strongly urged to contact our legislators, meet with them, write to them, and let them know our thoughts and concerns. All too often laws are made in response to a complaint from a single constituent; and unfortunately, more often than not, that is because our legislators have not heard from us.

- Marco Rubio – State Senator: 202-224-3041
- Rick Scott – State Senator: 202-224-5274
- Ron DeSantis – State Governor: 850-488-7146
- Frederica S. Wilson – Congresswoman: 202-224-3121
- Shervin D. "Shev" Jones - State Representative: 305-493-6002
- Favian Basabe – State Representative: 850-717-5106
- Dottie Joseph – State Representative: 305-892-4296

SESIÓN LEGISLATIVA 2024

La sesión legislativa de Florida comenzó el 8 de enero de 2024. Los legisladores ya están planeando nuevas leyes que pueden impactar nuestra asociación comunitaria, nuestra junta directiva y la gestión de nuestra asociación comunitaria. Ya han surgido propuestas relacionadas con la financiación de las reservas, la transparencia, la rendición de cuentas, los sitios web, los seguros, el despido de funcionarios y la educación. Sabemos que esto es sólo el comienzo. Si queremos influir en las leyes de Florida que nos afectan, se nos recomienda encarecidamente que nos comuniquemos con nuestros legisladores, nos reunamos con ellos, les escribamos y les hagamos saber nuestras opiniones e inquietudes. Con demasiada frecuencia las leyes se elaboran en respuesta a una queja de un solo elector; y desafortunadamente, la mayoría de las veces esto se debe a que nuestros legisladores no han tenido noticias nuestras.

- Marco Rubio – Senador Estatal: 202-224-3041
- Rick Scott – Senador Estatal: 202-224-5274
- Ron DeSantis – Gobernador Estatal: 850-488-7146
- Frederica S. Wilson - Mujer Participante: 202-224-3121
- Shervin D. "Shev" Jones - Representante Estatal: 305-493-6002
- Favian Basabe – Representante Estatal: 850-717-5106
- Dottie Joseph – Representante Estatal: 305-892-4296



Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Bayview Towers. We feel fortunate to have you all as our residents.



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From Tragedy to Transformation

The collapse of the Surfside condominium sent shockwaves through the state. In its aftermath, the Florida Building Safety Act, also known as Senate Bill 4-D, was passed by the Florida Legislature in May 2022 with the aim of preventing future tragedies.

The impact of this legislation goes beyond just ensuring safety measures. It has also brought about significant changes in how condominium owners' associations (COAs) operate, creating a new landscape for the future of our communities.

COAs, like ours, are facing new financial challenges due to the new law, which requires condominiums three stories or higher to conduct regular reserve studies and inspections to determine building safety and the need for any necessary repairs. These studies serve as a budget planning tool and roadmap for condominium communities, outlining how much to set aside for repairs annually over 30 years.

Before the new law, associations were allowed to waive reserve contributions through a membership vote, resulting in many condominiums having insufficient funds for necessary repairs. As a result, associations must plan their budgets strategically to ensure they have adequate reserves and can meet the regulatory demands of the new law.

“Until now associations have been waiving reserves and only dealing with the most minimal items of capital expenditure to keep the property functioning”, says John Cadden, managing principal with Condominium Advisory Group. “And as we all know, it results in instances like Surfside, where an association has millions of dollars' worth of work to do but can't get a consensus from its owners to fund the work, and the worst thing happened.”

SB 4-D requires condominiums that are three stories or higher to do the following by December 31, 2024, with subsequent inspections every ten years after:

- Conduct a milestone inspection on condos 30 years or older
- Conduct a structural integrity reserve study
- Aid in the procurement of loans for the funding of construction projects

These mandates impose a huge financial and logistical burden on Florida COAs as we rush to collect funds and determine construction-related needs. Experts can and should be employed to help navigate this financial burden and guide us through the process of complying with the new mandates.

Some condominium owners, like us here at Bayview Towers, have elected to invest in our home with projects like concrete restoration, interior renovation, pump room renovation, new roofing, and other projects, in order to meet the requirements

of the new law. While this has required a significant initial (and ongoing) owner investment, it will improve the overall safety, value and appeal of our property in the long run.

The implementation of the Florida Building Safety Act has and will continue to have a significant financial impact on condominium associations in the state. As we look toward 2025, a difficult time for condominium owners is predicted.

Condo assessments will double, if not triple, in the next few years due to insurance expenses and the cost to fund reserves appropriately. Experienced advisory groups are aware of the financial strains these expenses will impose on the condominium owner community and can provide expert guidance.

As condominiums in Florida navigate the changing landscape brought about by this new law, it's essential to have strategies to adapt to these new challenges. By planning and strategizing, condominium owners like us, can take control of the process and the outcome for our condominium community.

This article is an excerpt from the December 2023 issue of the Florida Community Association Journal.

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.

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De la Tragedia a la Transformación

El colapso del condominio Surfside provocó conmoción en todo el estado. Posteriormente, la Legislatura de Florida aprobó la Ley de Seguridad de la Construcción de Florida, también conocida como Proyecto de Ley Senatorial 4-D, en mayo de 2022 con el objetivo de prevenir futuras tragedias.

El impacto de esta legislación va más allá de simplemente garantizar medidas de seguridad. También ha generado cambios significativos en la forma en que operan las asociaciones de propietarios de condominios (COA), creando un nuevo panorama para el futuro de nuestras comunidades.

Los COA, como el nuestro, enfrentan nuevos desafíos financieros debido a la nueva ley, que requiere que los condominios de tres pisos o más realicen estudios de reserva e inspecciones periódicas para determinar la seguridad del edificio y la necesidad de realizar las reparaciones necesarias. Estos estudios sirven como herramienta de planificación presupuestaria y hoja de ruta para las comunidades de condominios, y describen cuánto reservar anualmente para reparaciones durante 30 años.

Antes de la nueva ley, a las asociaciones se les permitía renunciar a las contribuciones de reserva mediante una votación de los miembros, lo que provocaba que muchos condominios no tuvieran fondos suficientes para las reparaciones necesarias. Como resultado, las asociaciones deben planificar sus presupuestos estratégicamente para garantizar que tengan reservas adecuadas y puedan cumplir con las demandas regulatorias de la nueva ley.

“Hasta ahora, las asociaciones han renunciado a reservas y sólo se han ocupado de los gastos de capital más mínimos para mantener la propiedad en funcionamiento”, dice John Cadden, director general de Condominium Advisory Group. “Y como todos sabemos, esto resulta en casos como Surfside, donde una asociación tiene millones de dólares en trabajo por hacer pero no puede lograr un consenso de sus propietarios para financiar el trabajo, y sucedió lo peor”.

La SB 4-D requiere que los condominios de tres pisos o más hagan lo siguiente antes del 31 de diciembre de 2024, con inspecciones posteriores cada diez años después:

- Realizar una inspección de hitos en condominios de 30 años o más
- Realizar un estudio de reserva de integridad estructural
- Ayuda en la obtención de préstamos para la financiación de proyectos de construcción

Estos mandatos imponen una enorme carga financiera y logística a los COA de Florida mientras nos apresuramos a

recaudar fondos y determinar las necesidades relacionadas con la construcción. Se pueden contratar expertos para ayudarnos a afrontar esta carga financiera y guiarnos a través del proceso de cumplimiento de los nuevos mandatos.

Algunos propietarios de condominios, como nosotros aquí en Bayview Towers, hemos elegido invertir en nuestra casa con proyectos como renovación de concreto, renovación interior, renovación de sala de bombas, techo nuevo y otros proyectos, para cumplir con los requisitos de la nueva ley. Si bien esto ha requerido una importante inversión inicial (y continua) del propietario, mejorará la seguridad, el valor y el atractivo general de nuestra propiedad a largo plazo.

La implementación de la Ley de Seguridad de la Construcción de Florida ha tenido y seguirá teniendo un impacto financiero significativo en las asociaciones de condominios del estado. De cara al año 2025, se predice un momento difícil para los propietarios de condominios.

Las valoraciones de los condominios se duplicarán, si no triplicarán, en los próximos años debido a los gastos de seguro y al costo de financiar adecuadamente las reservas. Los grupos asesores experimentados son conscientes de las tensiones financieras que estos gastos impondrán a la comunidad de propietarios de condominios y pueden brindar orientación experta.

A medida que los condominios en Florida navegan por el panorama cambiante provocado por esta nueva ley, es esencial contar con estrategias para adaptarse a estos nuevos desafíos. Al planificar y elaborar estrategias, los propietarios de condominios como nosotros pueden tomar el control del proceso y el resultado de nuestra comunidad de condominios.

Este artículo es un extracto de la edición de diciembre de 2023 del Florida Community Association Journal.

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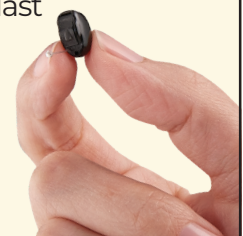
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Our pest control company will be servicing our buildings on Thursday, January 25th and Friday, January 26th. The 2100 building is scheduled from 9 a.m. to 2 p.m. on Thursday and the 2150 building is scheduled from 9:00 a.m. to 2:00 p.m. on Friday. Please look for notices posted at the elevator lobbies for schedule changes.



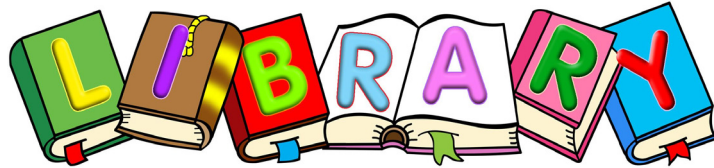
Control de Plagas

Nuestra compañía de control de plagas dará servicio a nuestros edificios el Jueves 25 y Viernes 26 de Enero . El edificio 2100 está programado de 9 a. m. a 2 p. m. el Jueves y el edificio 2150 está programado de 9:00 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 music and the arts, like “Opera Libretto Library”, “Understanding Ballet” , The Lives of the Great Composers”, “The Great Conductors” and “Anatomy of Music”. You will find books like “Directing the Film” and “Digital Photography”. Our library has a plethora of diverse information for those of us who are curious and wish to further our education.

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 música y artes, como “Biblioteca de Libreto de Ópera”, “Entendiendo el Ballet”, Las vidas de los grandes compositores”, “Los grandes directores” y “Anatomía de Música”. Encontrarás libros como “Dirigiendo la película” y “Fotografía digital”. Nuestra biblioteca tiene una gran cantidad de información diversa para aquellos de nosotros que tenemos curiosidad y deseamos continuar nuestra educación.

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