



DELVISTA VIEW

A Newsletter for the Residents of the Delvista Towers Condominium Assn.

Volume 22 Issue 6

February 2024

Delvista Towers Condominium Association

20225 NE 34th Court
Aventura, Florida 33180

ASSOCIATION OFFICERS

President..... Raul Cohen
Vice President Daniel Epstein
Treasurer Mariano Magro
Secretary..... Manuel Poliwoda
Director Elizabeth Ayoub
Director Joseph Richter
Director Paul Furman

PROPERTY STAFF

Manager Ehud (udi) Manor
Asst. Manager..... Estrella Ricardo
Package Room..... Moises Castellon
Chief Engineer Carlos Benitez

IMPORTANT NUMBERS

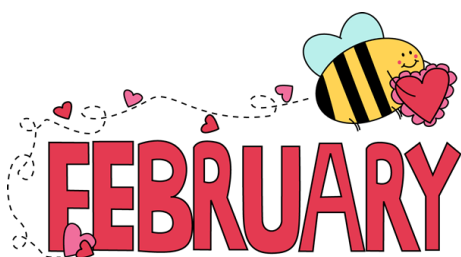
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Maintenance.. 305-937-0188 Ext. 8
Guard House.. 305-937-0404 Ext. 4
Valet..... 305-937-0188 Ext. 2

OFFICE HOURS

Monday-Friday 9:00 AM - 5:00 PM

NEWSLETTER EDITOR

Liz Ayoub



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MESSAGE FROM THE BOARD

Dear Delvista Residents,

As members of the board, we often get approached by residents regarding many issues - from tennis courts, to flying golf balls and dog waste (yes, dog poop!) to rising maintenance costs. We do what is incumbent upon us -- we meet, discuss and come up with solutions to oftentimes very complex problems.

Elections are upon us, folks. We humbly ask that you vote for your existing board members so that we can continue the work we have been doing.

Following are the current board members currently serving, in addition to two other residents on the ballot.

LIZ AYOUB - Current Delvista Board Director

Entrepreneur, Media & Marketing Expert

My vision is to continue serving as Director of Delvista's Board so as to improve our community and protect our real estate investments - the end goal is for our property values to increase. I have served on the board for two years, successfully accomplishing many objectives among them: controlling frivolous lawsuits and ensuring a transparent 40 year certification. Getting people involved in the community and ensuring financial transparency are top priorities for me. I love bringing people together - from tennis and yoga group activities, I want to make Delvista a place to proudly call HOME. I count on your vote! Please refer to my full CV in the voting ballot package mailed to you.

RAUL COHEN - Current Delvista Board President

Civil Engineer, General Manager of South Beach Hotel

I am currently serving on the board with a dedicated team of owners, fostering an environment of harmony, peace, and tranquility. We've made significant strides during this term. Our building is in excellent health, free of any legal demands. Notable accomplishments include the complete refurbishment of the pool furniture, the addition of four barbecues for community use, and the internal renovation of the elevators. We've managed our funds prudently, maintaining one of the lowest maintenance fees in the area without compromising the cost-benefit ratio. I am standing for re-election to ensure the successful completion of what we've started and to secure the 40-year certification. My engineering background and commitment to transparency stand as my credentials. Please refer to my full CV in the voting ballot package mailed to you.

Continued on page 2

Message from Board (cont. from page 1)

DANIEL EPSTEIN

Current Delvista Board Vice President

Construction Project Manager, Continental Glass System

Seasoned Israeli-American with over 35 years of construction experience, supervising construction projects in the project manager capacity, from de novo and to existing high-end real estate remodeling projects. As a project manager for the general contractor, I supervised the installation and service of high-end impact windows for buildings, such as Acqualina, Armani, Porsche, and many more. Added expertise in home improvement, remodeling and initiation of construction project permitting from de novo to existing, permits applications and inspection compliance. *Please refer to my full CV in the voting ballot package mailed to you.*

MARIANO MAGRO - Current Delvista Board Treasurer

Finance Professional in Hospitality Industry

These are my motivations to continue in the Board: Dissatisfied with the ongoing renovation in 2019, I joined forces with some neighbors to create the WhatsApp chat we use today. This proved to be a powerful tool, leading to a complete Board renewal within two years. The Boards I have been a part of since 2020 have accomplished: Completed the Building Renovation without additional membership costs, maintaining full regulatory compliance despite inherited deficiencies Resolved pending lawsuits unrelated to the Association’s interests. Modernized elevator cabins (flooring improvements are underway). Enhanced pool area and added grills for flexible usage. Maintained solid financials despite a necessary increase for 2023-2024 due to insurance hikes and building reserves for 2025. Operational costs, excluding these factors, increased by 4% YoY. Our maintenance fee of \$8.8/sqft is competitive. *Please refer to my full CV in the voting ballot package mailed to you.*

MARVIN LEBOVITZ

**Delvista Resident,
Past Board President.**

President Gulf Atlantic Ind. of America, Inc. General Contractors

My vision/ long term plan has always been to enhance the quality. My contributions to Del Vista has been invaluable in establishing a positive agenda to acquire a healthy

budget, evaluating the selection process of management / personnel, initiating sound policies, procedures, projects, & closely seeing them thru to near perfection as possible. My business profession lends expertise in field of construction/ renovation projects, cost of materials / labor markets, contract negotiations, sports fitness equipment, & overall performance / maintenance operations of an establishment. *Please refer to my full CV in the voting ballot package mailed to you.*

**JUAN FERNANDO ZUNIGA - Delvista Resident
Mechanical Engineer 40+ years**

I have vast knowledge in all aspects of construction. I believe I can be a good contributor as member of the Board of Directors. I can help the Board members understand many technical aspects of operating systems in our buildings specially as we are starting our 40-year certification. *Please refer to my full CV in the voting ballot package mailed to you.*

Thank you for your vote!
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