



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 9 Issue 4

March 2024

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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Vice Pres. Kenneth Quiney
Secretary Leah Simpson
Treasurer Sergio Evora
Director Juan Carlos Alonso
Director Treva Finkle
Director Malcolm Graff
Director Gib Oxios
Director Susan Platzer
Director Daniella Sforza

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Asst. Mgr. TBD
Maintenance ... Celso Goenaga
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

EDITOR'S MESSAGE

The Board of Directors received the resignation of Juan Carlos Alonso to step down as its President. Prior to the regularly scheduled Board meeting on March 28th, the Board will hold an Organizational meeting to address the resignation. Juan Carlos will continue to serve as Director of the Board for the remainder of the 2024 term.

Please, when you have a moment, take the opportunity to thank our former Board of Directors' President, Juan Carlos Alonso, for his service and commitment to our community. He guided us through the pandemic years, our pool, concrete restoration, and parking lot projects, and has accomplished many administrative tasks, large and small to benefit the residents of Dome Condominium.

Our wonderful assistant manager, Lazaro Fortun, has also decided to make a change that will enable him to reach greater heights in his career in property management. Although we are saddened by his departure, we are pleased that he has been offered a position that allows him to learn more and earn more. Kudos to you, Lazaro. You will be missed. Good luck in your new endeavor.

MENSAJE DEL EDITOR

El Consejo de Administración recibió la renuncia de Juan Carlos Alonso para dejar el cargo de Presidente. Antes de la reunión regular de la Junta Directiva programada para el 28 de marzo, la Junta celebrará una reunión organizativa para abordar la renuncia. Juan Carlos continuará desempeñándose como Director de la Junta por el resto del mandato de 2024.

Por favor, cuando tenga un momento, aproveche la oportunidad para agradecer a nuestro ex presidente de la Junta Directiva, Juan Carlos Alonso, por su servicio y compromiso con nuestra comunidad. Nos guió a través de los años de la pandemia, nuestros proyectos de piscina, restauración de concreto y estacionamiento, y ha realizado muchas tareas administrativas, grandes y pequeñas, para beneficiar a los residentes de Dome Condominium.

Nuestro maravilloso subdirector, Lázaro Fortún, también ha decidido hacer un cambio que le permitirá alcanzar mayores alturas en su carrera en la administración de propiedades. Aunque nos entristece su partida, nos complace que le hayan ofrecido un puesto que le permite aprender más y ganar más. Felicidades a ti, Lázaro. Te extrañaremos. Buena suerte en tu nuevo emprendimiento.

MANAGER'S REPORT

Concrete Restoration

The final inspection by the City of North Miami was conducted on Wednesday, February 21st. Permit for the concrete restoration in the parking lot waterproofing, the concrete restoration on 2150 and 2100 buildings should be closed within the next 48 hours. Once that's completed we are going to receive the final letter from the engineer saying that all work has been addressed according to plans and within the standards of their inspection. All warranties for the products will also be submitted to the engineer and they will submit their report based on that as well.



Any other items pending would be addressed under the warranty.

Hallway and Corridor Painting

Building 2100

Our process for preparing the walls has been as follows:
Wiping down the walls with a cleaning cloth to remove any dust and dirt

- Sanding all walls top to bottom
- Going back over the areas and patching any holes and cracks
- Re-sanding walls at patched areas
- Applying a coat of wall primer to walls

For the doors we are:

- Wiping down doors with a mild cleaning solution
- Machine sanding doors and frames, in areas where necessary we are scraping loose and peeling paint down to a sound surface
- We are using a bondo type patching compound on the metal frames where needed and sanding smooth
- We are using a sandable wood filler patching compound on the wood doors where needed and sanding smooth.
- Drop cloths are being used daily. We have several vacuums on site to keep the areas clean, and we have several fans running with both stairwell doors kept open for constant ventilation.

Elevator Updates

An elevator audit was conducted in 2022 - pending elevator consultant. Many times, something as minor as holding the door open for a long period of time or a rock on the track or debris, will send an elevator into default mode. This will stop the elevator from running for several reasons. The

technician is called and to reset the elevator, they need to connect their computer and perform a thorough inspection to determine the cause and reset it. There are also instances where a door lock or roller on the door is damaged caused by normal wear and tear and this will cause the elevator to shut down. Our response time to elevator repairs is essential. Delays on an elevator being down is sometimes caused by parts not being available. We will continue to monitor the monthly Preventive Maintenance schedule and also future repairs.

Communication for Meetings and Special Meetings

The Board of Directors' meetings are held the last Thursday of each month. The meeting's agendas are posted on the official bulletin board, per 718.00 Florida Statute, 48-hours prior to the scheduled meeting. They are also posted near the elevators and the back area of the loading dock.

Email communication with the agenda will also be emailed to residents as a courtesy to owners who do not live on the property. Board of Directors meetings are solely for owners to attend.

During a Board of Directors meeting, members, owners only, may participate in open discussion on agenda items only.

Special meetings and workshops may be held on an as-needed basis and at a specific time the board agrees upon. This is also only for owners.

Gym Equipment Inspection

A gym equipment inspection will be conducted according to our maintenance agreement service provider on Monday, February 26th. This will determine if equipment will need to be replaced.

Hallway Renovation Vote and Renderings

The mailout for the Member's meeting held Monday, March 4th was sent out 14 days before the special members meeting. Our attorney, Jonathan Zim, chaired the meeting and concluded with announcing that the vote in favor for alteration to the interior corridors was passed! The color option for doors that most unit owners voted in favor of was Option 1 – Silver Sage.

RECENTLY APPROVED MOTIONS:

Monday, February 19, 2024

1. The board approved a special assessment for \$2,300,000, not including the interest on the loan.

Continued on page 3

From the Manager (cont. from page 2)

Below is the breakdown of the loan:

- \$13,000 - Engineering fees for the roofing and Electrical
- \$65,000 - Pump room components and reconfiguration contract increase.
- \$581,000 - Rooftop units (RTUs) replacement contract increase.
- \$1,421,000 - Roof replacement.
- \$100,000 – 50-year re-certification electrical
- \$5,000 - Corporate and construction legal fees (approximate)
- \$115,000 - 5% Contingency

2. The board approved the ratification of the bank financing and repayment.

3. The board approved the option for an owner to prepay the special assessment in full as a one-time payment. Payments must be received before June 1, 2024.

4. The board did not approve the motion that if a unit is sold before the special assessment is paid in full, the balance of the special assessment must be paid in full at the time of closing of the sale or voluntary transfer of the property.

Thursday February 22, 2024

5. The 2100 board members approved the motion to add a new board member to the board, Treva Finkle.

6. The board approved the motion to accept Southern Certified roofing bid of \$1,116,724.

7. The board approved the motion to accept Dreux Isaac & Associates’ proposal in the amount of \$12,400 to do our structural integrity reserve study (SIRS).

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INFORME DEL GERENTE

Restauración de Concreto

La inspección final por parte de la Ciudad de North Miami se llevó a cabo el miércoles 21 de febrero. Permiso para la restauración del concreto en la impermeabilización del estacionamiento, la restauración del concreto en los edificios 2150 y 2100 deberá cerrarse dentro de las próximas 48 horas. Una vez completado, recibiremos la carta final del ingeniero diciendo que todo el trabajo se ha realizado de acuerdo con los planos y con los estándares de su inspección. Todas las garantías de los productos también se enviarán al ingeniero y este también presentará su informe en base a eso.

Cualquier otro elemento pendiente se abordará en la garantía.

Pintura de Pasillos y Pasillos Edificio 2100

Nuestro proceso de preparación de las paredes ha sido el siguiente:

- Limpiar las paredes con un paño de limpieza para eliminar el polvo y la suciedad.
- Lijar todas las paredes de arriba a abajo
- Repasar las áreas y reparar los agujeros y grietas.
- Volver a lijar las paredes en las zonas parcheadas
- Aplicar una capa de imprimación para paredes a las paredes.

Para las puertas somos:

- Limpiar las puertas con una solución de limpieza suave
- Lijado a máquina de puertas y marcos; en las zonas donde sea necesario, raspamos la pintura suelta y descascarada hasta obtener una superficie sana.
- Estamos utilizando un compuesto para parchar tipo bondo en los marcos metálicos donde sea necesario y lijando suavemente
- Estamos utilizando un compuesto para parchar masilla para madera que se puede lijar en las puertas de madera donde sea necesario y lijamos suavemente.
- Se utilizan lonas protectoras a diario, tenemos varias aspiradoras en el lugar para mantener las áreas limpias y tenemos varios ventiladores funcionando con ambas puertas de las escaleras mantenidas abiertas para una ventilación constante.

Actualizaciones de Ascensores

En 2022 se realizó una auditoría de ascensores, pendiente

de asesoramiento en ascensores. Muchas veces, algo tan insignificante como mantener la puerta abierta durante un largo periodo de tiempo o una piedra en la vía o escombros, hará que un ascensor entre en modo predeterminado. Esto detendrá el funcionamiento del ascensor por varias razones. Se llama al técnico y para restablecer el ascensor, necesita conectar su computadora y realizar una inspección exhaustiva para determinar la causa y restablecerlo. También hay casos en los que una cerradura o un rodillo de la puerta se daña debido al desgaste normal y esto provocará que el ascensor se apague. Nuestro tiempo de respuesta a las reparaciones de ascensores es fundamental. Los retrasos en la bajada de un ascensor a veces se deben a que no hay piezas disponibles. Continuaremos monitoreando el cronograma mensual de Mantenimiento Preventivo y también las reparaciones futuras.

Comunicación Para Reuniones y Reuniones Especiales

Las reuniones del Directorio se llevan a cabo los últimos jueves de cada mes. Las agendas de la reunión se publican en el tablón de anuncios oficial a las 718.00 Florida estatua, 48 horas antes de la reunión programada. También están colocados cerca de los ascensores y en la zona trasera del muelle de carga.

La comunicación por correo electrónico con la agenda también se enviará por correo electrónico a los residentes como cortesía para los propietarios que no viven en la propiedad. Las reuniones de la Junta Directiva son únicamente para que asistan los propietarios.

Durante las reuniones de la Junta Directiva, los miembros, únicamente los propietarios, pueden participar en discusiones abiertas sobre temas del orden del día únicamente.

Se pueden llevar a cabo reuniones y talleres especiales según sea necesario y en un momento específico que la junta acuerde. Esto también es sólo para propietarios.

Inspección de Equipos de Gimnasio

Se llevará a cabo una inspección del equipo del gimnasio de acuerdo con nuestro acuerdo de mantenimiento con el proveedor de servicios el lunes 26 de febrero. Esto determinará si será necesario reemplazar el equipo.

Pasa a la pagina 5

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De Nuestro Administrador (cont. from page 4)

Votación y Representaciones de Renovación de Pasillos

El correo para la reunión de miembros celebrada el lunes 4 de marzo se envió 14 días antes de la reunión especial de miembros. Nuestro abogado, Jonathan Zim, presidió la reunión y concluyó anunciando que se aprobó el voto a favor de la alteración de los corredores interiores. La opción de color para las puertas por la que votaron la mayoría de los propietarios de unidades fue la Opción 1: Silver Sage.

Mociones Recientemente Aprobadas:

lunes, 19 de febrero de 2024

1. La junta aprobó una cuota especial por \$2,300,000, sin incluir los intereses del préstamo.

A continuación se muestra el desglose del préstamo:
\$13,000 - Honorarios de ingeniería para el techado y electricidad.

\$65,000 - Aumento del contrato de reconfiguración y componentes de la sala de bombas.

\$581,000 - Aumento del contrato de reemplazo de unidades en la azotea (RTU). \$1,421,000 - Reemplazo de techo.

\$100,000 - Recertificación eléctrica por 50 años

\$5,000 - Honorarios legales corporativos y de construcción (aproximados) \$115,000 - 5% Contingencia

2. El consejo aprobó la ratificación de la financiación y amortización bancaria.

3. La junta aprobó la opción para que un propietario pague por adelantado la evaluación especial en su totalidad como un pago único. Los pagos deben recibirse antes del 1 de junio de 2024.

4. La junta no aprobó la moción de que si una unidad se vende antes de que se pague en su totalidad la tasación especial, el saldo de la tasación especial debe pagarse en su totalidad al momento del cierre de la venta o transferencia voluntaria de la propiedad. jueves 22 de febrero de 2024

5. Los 2100 miembros de la junta aprobaron la moción para agregar un nuevo miembro de la junta, Treva Finkle.

6. La junta aprobó la moción para aceptar la oferta de techado Southern Certified de \$1,116,724.

7. La junta aprobó la moción para aceptar la propuesta de Dreux Isaac & Associates por un monto de \$12,400 para realizar nuestro estudio de reserva e integridad estructural para los años 2025 – 2034.

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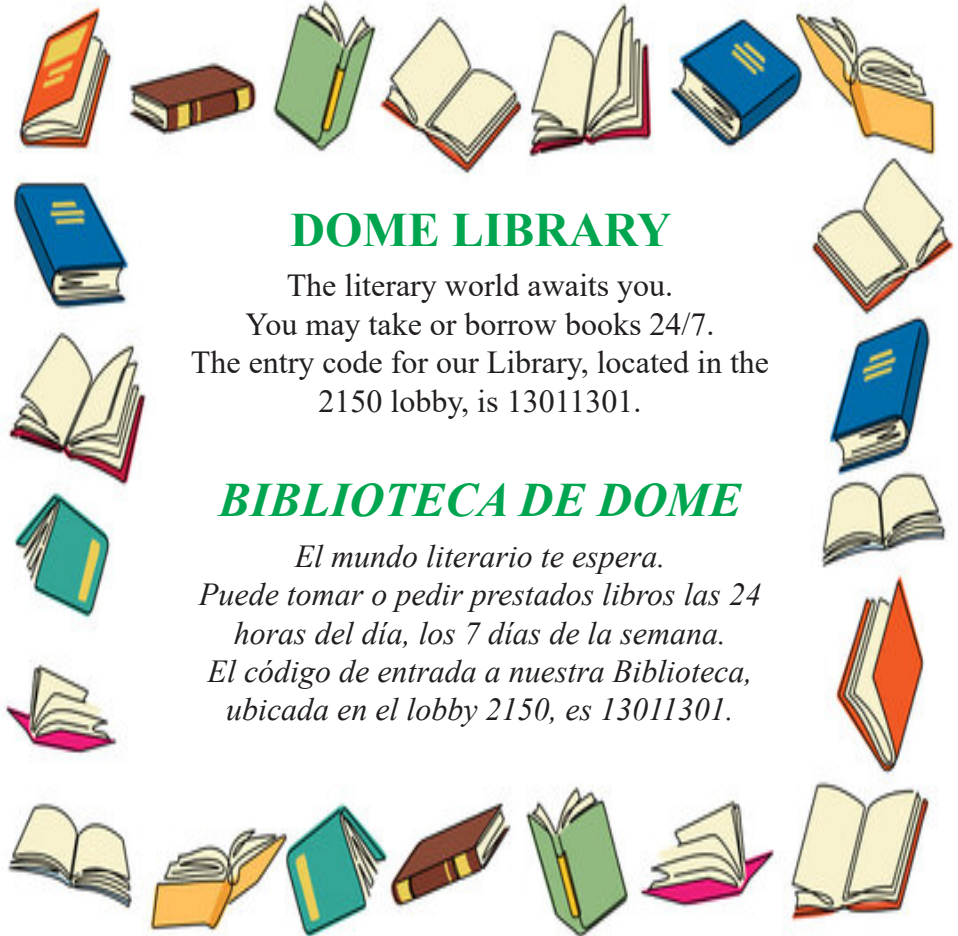
Pest Control

Our pest control company will be servicing our buildings on Thursday, March 21st and Friday, March 22nd. 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 21 y Viernes 22 de Marzo. 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.



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EASTER EGG-CELLENT TIPS

EGG DECORATING IDEAS

For a personal touch on decorating this year, use wax crayons, magic markers or paints on your egg shell to create your own design; then coat it with clear nail polish to prevent smearing. To make the shell glisten, use pearl-colored nail polish. For a porcelain finish, apply several coats of diluted school glue. If you are going for the natural theme this Easter, try organic coloring. By using strong tea, cranberry juice, apple juice, grape juice, etc. you can create beautifully colored eggs. For this idea, set up large containers full of the desired juices and add a teaspoon of vinegar to each juice (this helps set the color). Drop the hard-cooked egg into the juice, making sure to cover only the part of the shell you want colored, allow it to set over night or longer in the refrigerator. When you remove the egg from the water, you will have an elegant, organically decorated egg.



HARD-BOILED EGGS

Keep in mind that the fresher the egg, the harder it is to peel. Try to buy your Easter eggs a week or two in advance. Put the eggs in single layer in saucepan. Add enough tap water to cover the egg by at least 1-inch. Cover and quickly bring just to a boil. Remove pan from heat and let stand 17 minutes. Immediately run cold water over the eggs until cool. When eggs are cool, thoroughly crack the shell and roll egg between hands to loosen shell. Start at the large end and peel.

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