



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 9 Issue 5

April 2024

BAYVIEW TOWERS Dome Condominium Association, Inc.

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

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Maintenance..... Aldo Maceo
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OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

EDITOR'S MESSAGE

The most important position in any association's Board of Directors, is the position of President. Our former president, Juan Carlos Alonso, served for more than the usual one year term, but, as you know, stepped down last month. This is a difficult, challenging, and thankless job, for which few are qualified... or willing. Our BOD, last month, elected Leah Simpson to serve as our new President, which, thankfully, she accepted. She will be supported by our past president, as well as the officers and board directors. As residents of Dome Condominium, let's also show her our appreciation and our support.

Please Welcome... I would like to take this opportunity to introduce our new Assistant Manager, Ms. Rachelle Guzman. Rachelle was born and raised in Miami and attended school in Miami Beach. She has been working in property management for over 25 years and is fluent in English and Spanish. Welcome Rachelle!!

Please be patient with your requests from the office over the next few weeks. Carlos will be taking the necessary time to train Rachelle in our community's particular routines and procedures, as well as keeping up with the everyday agendas and affairs that come across his desk.

Building Security... Although "Don't Open our Doors to Strangers" is posted weekly on our lobby monitors, many of us forget that we must not allow

anyone to enter our buildings if we do not recognize them.

We've had issues with security over these past months, mostly due to our ongoing construction projects requiring certain gates and doors to remain open or unlocked for the workers.

Please don't feel that we must be polite, opening our doors to people we don't know. Let's simply apologize, explain that it is our policy not to admit non-residents, and walk in and close the door behind us. This is our first line of defense against potential vandalism and/or theft of our home.

For Our Consideration... On another note, you'll read below in our Manager's Report, that our gym equipment is at the end of its life. Besides our new swimming pool, our gym is really the only other amenity we have for the use of our residents.

Let's admit how important it is, in order to maintain robust health over our lifetime, to exercise our bodies through weight training, walking, biking, swimming, etc. Consider how beneficial a new gym will be for both our physical and mental health, as well as the added value benefit it will give to our community. Today, many people buying in condominiums are looking for a well-maintained gymnasium for their daily use. With upgraded equipment, and, perhaps, more space, we'll be more inclined to use this valuable commodity!

MENSAJE DEL EDITOR

El cargo más importante en la Junta Directiva de cualquier asociación es el de Presidente. Nuestro ex presidente, Juan Carlos Alonso, ejerció su mandato por más de un año, pero, como saben, renunció el mes pasado. Este es un trabajo difícil, desafiante e ingrato, para el cual pocos están calificados... o dispuestos. Nuestro BOD, el mes pasado, eligió a Leah Simpson para servir como nuestra nueva presidenta, lo cual, afortunadamente, ella aceptó. Ella contará con el apoyo de nuestro ex presidente, así como de los funcionarios y directores de la junta. Como residentes de Dome Condominium, mostrémosle también nuestro agradecimiento y apoyo.

Bienvenido Por Favor...

Me gustaría aprovechar esta oportunidad para presentarles a nuestra nueva subdirectora, la Sra. Rachelle Guzmán. Rachelle nació y creció en Miami y asistió a la escuela en Miami Beach. Ha trabajado en administración de propiedades durante más de 25 años y habla inglés y español con fluidez. Bienvenida Raquel.



Tenga paciencia con sus solicitudes de la oficina durante las próximas semanas. Carlos se tomará el tiempo necesario para capacitar a Rachelle en las rutinas y procedimientos particulares de nuestra comunidad, así como para mantenerse al día con las agendas y asuntos cotidianos que llegan a su escritorio.

Seguridad del Edificio... Aunque “No abras nuestras puertas a extraños” se publica semanalmente en los monitores de nuestro lobby, muchos de nosotros olvidamos

que no debemos permitir que nadie entre a nuestros edificios si no los reconocemos.

Hemos tenido problemas con la seguridad durante estos últimos meses, principalmente debido a nuestros proyectos de construcción en curso que requieren que ciertas puertas y portones permanezcan abiertos o desbloqueados para los trabajadores.

Por favor, no sienta que debemos ser educados y abrir nuestras puertas a personas que no conocemos. Simplemente pidamos disculpas, expliquemos que nuestra política es no admitir a no residentes, entremos y cerremos la puerta detrás de nosotros. Esta es nuestra primera línea de defensa contra el posible vandalismo y/o robo de nuestra casa.

Para Nuestra Consideración... Por otra parte, leerá a continuación en nuestro Informe del gerente que nuestro equipo de gimnasio está al final de su vida útil. Además de nuestra nueva piscina, nuestro gimnasio es realmente el único otro servicio que tenemos para uso de nuestros residentes.

Admitamos lo importante que es, para mantener una salud sólida a lo largo de nuestra vida, ejercitar nuestro cuerpo mediante el entrenamiento con pesas, caminar, andar en bicicleta, nadar, etc. Considere cuán beneficioso será un nuevo gimnasio para nuestra salud física y mental, ya que así como el beneficio de valor agregado que le dará a nuestra comunidad. Hoy en día, muchas personas que compran en condominios buscan un gimnasio en buen estado para su uso diario. ¡Con equipos mejorados y, quizás, más espacio, estaremos más inclinados a utilizar este valioso bien!

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MANAGER'S REPORT

CONCRETE RESTORATION:

The project for the concrete restoration of Dome Condominium Association was completed on March 7, 2024, which is 3 months ahead of schedule. This includes the 2150 building, the 2100 building, and the waterproofing of the garage upper deck. The Building Permits have been closed and the engineer's final letter of approval has been provided to the association. The original projected cost for the concrete restoration project was \$2,871,591.74. The final cost of the project was \$3,041,315.45.

HALLWAY PAINTING:

Weekly walkthroughs are being conducted by a board member and Promax. They found that there are still many doors with items attached like ring cameras, doorbells, nameplates, security cameras, etc. Notices were posted on all the doors with the specific items that needed to be removed per our painting contractor. All of these items must be removed as soon as possible so as not to cause a delay of the project. Promax will provide updates on the progress.

2100 BUILDING - ELEVATOR UPDATES:

The 2100 freight elevator was shut down on Friday, March 22nd due to an electrical problem. On Monday, March 25th, Motion Elevator determined that it was a power supply issue. Parts needed to be ordered. They arrived and were installed on the same day, Wednesday, March 27th.

The new power supply parts installed are of a higher voltage capability to, hopefully, avoid future issues. Please be aware that our elevators are almost 17 years old. We must realize that their remaining productive life span is coming to an end. It has often been difficult to get parts quickly precisely because of the age of our elevators.

2100 BUILDING - PUMPROOM AND RTU SYSTEMS

Progress and Upcoming Steps from Pyke:

Municipal Processing:

We are nearing the final stages! Pyke now has all necessary

documentation for the municipal building departments, has submitted the paperwork, and is finalizing the last administrative steps. Once we receive approvals from Miami-Dade County as well as the City of North Miami, installation can begin.

Domestic water pumps:

The good news is that the domestic water pumps are already on hand. They were delivered to our property on Thursday morning, March 14th and were placed in the back parking area until permits for installation are approved.

Pyke is currently in discussions with the pipe fitting company to see what the best option is for installation in order to minimize the length of time that the building will be without domestic water and AC. Currently, they expect 3-6 days without water or AC, but this could change as we get closer to installation. A pre-construction meeting will be scheduled to discuss these issues and any other concerns during the second week of April.

Condenser Water Pumps and Heat Exchanger:

The manufacturer representative has informed us that the condenser water pumps are scheduled to ship during the 1st or 2nd week of April. The heat exchanger is expected in the 1st or 2nd week of June as it is still being manufactured. This will not affect the other projects' progress, but we will need to proceed to rent this unit until the final day of completion.

Rooftop Package Units:

The rooftop package units are already in the local crane yard, awaiting coating. They'll stay there until permits are approved and we're ready for the change-out.

Rooftop Exhaust Fans:

The rooftop exhaust fans are still in production, and don't yet have a confirmed delivery date, however, they anticipate receiving them within the next 4 weeks.

Continued on page 4



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From the Manager (cont. from page 3)

The curb adapters for the rooftop exhaust fans have already arrived and have been delivered to the property with the domestic water pumps. As these curb adapters are designed for outdoor use, they can be stored outside without any issues. We'll cover them with a tarp for protection until they're ready for installation.

GYM EQUIPMENT INSPECTION:

A gym equipment inspection was conducted by our contracted company on February 28th. It was determined that... the Hoist Multi-Station is considered "light-commercial" which may be used in a condominium community. The Mark Fitness rack "lat" pull equipment is considered "residential", therefore, has been closed and will be removed. For those of you who don't frequent a gym (shame on you) the full word for "lat" in Latin is "latissimi dorsi", which are the pair of muscles in the upper back and the largest muscles in the body. This is considered an essential piece of equipment in a gym. The Cybex and Life Fitness Cardio are deemed "end of life" by the manufacturer. All other equipment, although commercial grade, is dated and replacement parts are limited, if available at all, due to their age.

INFORME DEL GERENTE**RESTAURACIÓN DE CONCRETO:**

El proyecto para la restauración del hormigón de Dome Condominium Association se completó el 7 de marzo de 2024, 3 meses antes de lo previsto. Esto incluye el edificio 2150, el edificio 2100 y la impermeabilización del piso superior del garaje. Se cerraron los permisos de construcción y se entregó a la asociación la carta final de aprobación del ingeniero. El costo original proyectado para el proyecto de restauración de concreto fue de \$2,871,591.74. El costo final del proyecto fue de \$3,041,315.45.

PINTURA DEL PASILLO:

Un miembro de la junta directiva y Promax están realizando recorridos semanales. Descubrieron que todavía hay muchas puertas con elementos adjuntos como cámaras de timbre, timbres, placas de identificación, cámaras de seguridad, etc. Se publicaron avisos en todas las puertas con los elementos específicos que nuestro contratista de pintura debía retirar. Todos estos elementos deben eliminarse lo antes posible para no provocar un retraso en el proyecto. Promax proporcionará actualizaciones sobre el progreso.

EDIFICIO 2100 - ACTUALIZACIONES DE ASCENSORES:

El montacargas 2100 fue cerrado el viernes 22 de marzo debido a un problema eléctrico. El lunes 25 de marzo, Motion Elevator determinó que se trataba de un problema de suministro de energía. Es necesario pedir piezas. Llegaron y fueron instalados el mismo día miércoles 27 de Marzo.

Las nuevas piezas de fuente de alimentación instaladas tienen una capacidad de voltaje más alta para, con suerte, evitar problemas futuros. Tenga en cuenta que nuestros ascensores tienen casi 17 años. Debemos darnos cuenta de que el resto de su vida productiva está llegando a su fin. A menudo ha sido difícil conseguir repuestos rápidamente precisamente debido a la antigüedad de nuestros ascensores.

EDIFICIO 2100 - SALA DE BOMBAS Y SISTEMAS RTU**Progreso y próximos pasos de Pyke:****Tramitación Municipal:**

¡Nos acercamos a las etapas finales! Pyke ahora tiene toda la documentación necesaria para los departamentos de construcción municipales, ha presentado la documentación y está ultimando los últimos pasos administrativos. Una vez

Pasa a la pagina 5

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De Nuestro Gerente (cont. from page 4)

que recibamos las aprobaciones del condado de Miami-Dade y de la ciudad de North Miami, podrá comenzar la instalación.

Bombas de Agua Domésticas:

La buena noticia es que las bombas de agua domésticas ya están disponibles. Fueron entregados en nuestra propiedad el jueves 14 de marzo por la mañana y fueron colocados en el área de estacionamiento trasera hasta que se aprueben los permisos para la instalación.

Pyke está actualmente en conversaciones con la empresa de instalación de tuberías para ver cuál es la mejor opción de instalación para minimizar el tiempo que el edificio estará sin agua sanitaria ni aire acondicionado. Actualmente, esperan entre 3 y 6 días sin agua ni aire acondicionado, pero esto podría cambiar a medida que nos acerquemos a la instalación. Se programará una reunión previa a la construcción para discutir estos temas y cualquier otra inquietud durante la segunda semana de Abril.

Bombas de Agua del Condensador e Intercambiador de Calor:

El representante del fabricante nos ha informado que el envío de las bombas de agua del condensador está previsto para la primera o segunda semana de Abril. Se espera que el intercambiador de calor esté listo para la primera o segunda semana de Junio, ya que aún se está fabricado. Esto no afectará el progreso de los otros proyectos, pero tendremos que proceder a alquilar esta unidad hasta el último día de finalización.

Unidades de Paquete en la Azotea:

Las unidades del paquete de techo ya se encuentran en

el patio de grúas local, a la espera de ser recubiertas. Permanecerán allí hasta que se aprueben los permisos y estemos listos para el cambio.

Extractores de Aire en la Azotea:

Los extractores de techo todavía están en producción y aún no tienen una fecha de entrega confirmada; sin embargo, anticipan recibirlos dentro de las próximas 4 semanas. Los adaptadores de bordillo para los extractores de aire de la azotea ya llegaron y se entregaron a la propiedad con las bombas de agua domésticas. Como estos adaptadores de bordillo están diseñados para uso en exteriores, se pueden almacenar en el exterior sin ningún problema. Los cubriremos con una lona para protegerlos hasta que estén listos para la instalación.

INSPECCIÓN DE EQUIPOS DE GIMNASIO:

Nuestra empresa contratada realizó una inspección del equipo del gimnasio el 28 de Febrero. Se determinó que... la estación múltiple Hoist se considera "comercial ligera" y puede usarse en una comunidad de condominios. El equipo de tracción "lat" de Mark Fitness se considera "residencial", por lo tanto, se ha cerrado y se retirará. Para aquellos de ustedes que no frecuentan un gimnasio (qué vergüenza), la palabra completa para "lat" en Latín es "latissimi dorsi", que son el par de músculos de la parte superior de la espalda y los músculos más grandes del cuerpo. Este se considera un equipo esencial en un gimnasio. El fabricante considera que Cybex y Life Fitness Cardio están "al final de su vida útil". Todos los demás equipos, aunque sean de calidad comercial, están anticuados y las piezas de repuesto son limitadas, si es que están disponibles, debido a su antigüedad.

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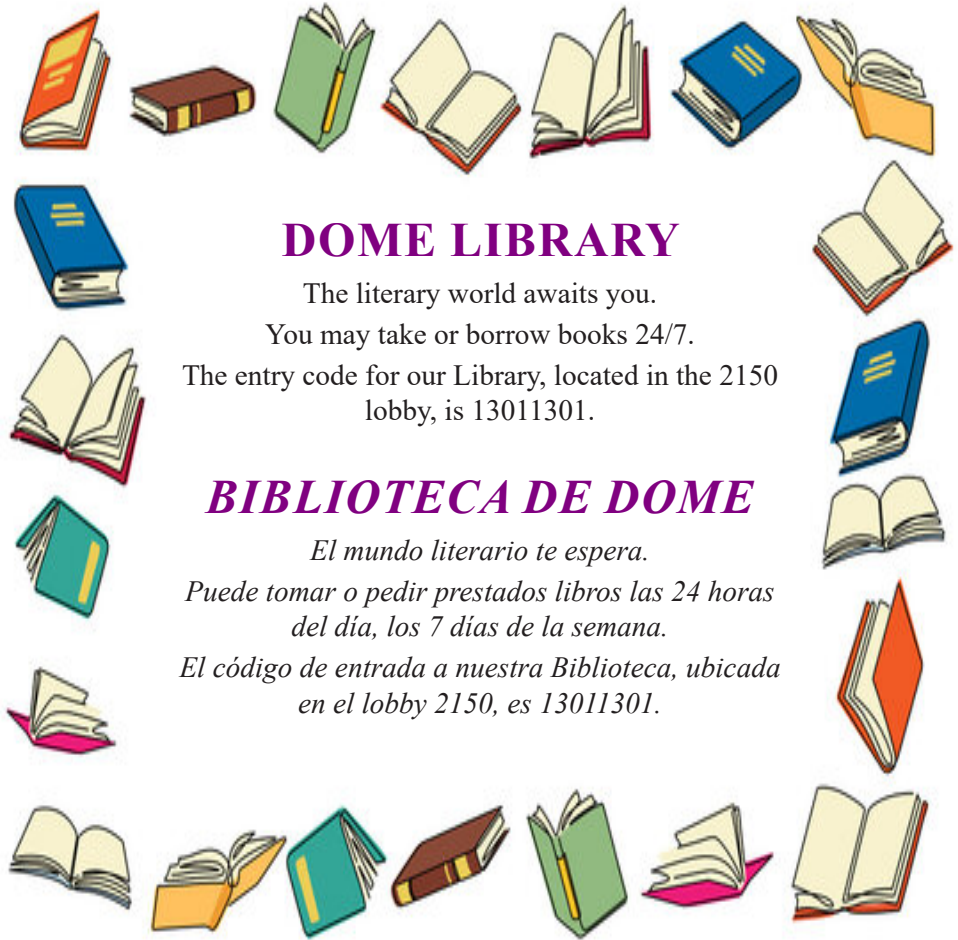
PEST CONTROL

Our pest control company will be servicing our buildings on Thursday, April 18th and Friday, April 19th. 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 18 y Viernes 19 de Abril. 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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HEALTHY LIVING

“The vast prevalence of plastics in our world poses many risks to our health and environment, including endocrine disruption, cancer, infertility, and more. An alarming new study has shown us the presence of microplastics may also be causing cardiovascular damage. Data collected from more than 200 people undergoing surgery found that nearly 60% had microplastics or even smaller nanoplastics in a main artery. Those who did were 4.5 times more likely to experience a heart attack, a stroke, or death in the approximately 34 months after the surgery than were those whose arteries were plastic-free.”

It’s clear we need more research to understand the full scope of what plastics are doing to our bodies, but one thing I know for sure is that I want to limit my exposure. Plastics are so ubiquitous it might feel difficult to avoid them altogether, but I do my best by using cloth produce bags, glass and stainless steel food and drink containers, and a high-quality water filter. And remember, the less processed, packaged food you buy, the less plastic you interact with.”

Mark Hyman, MD, Functional Medicine



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“La gran prevalencia de los plásticos en nuestro mundo plantea muchos riesgos para nuestra salud y el medio ambiente, incluidos trastornos endocrinos, cáncer, infertilidad y más. Un nuevo estudio alarmante nos ha demostrado que la presencia de microplásticos también puede estar causando daño cardiovascular. Los datos recopilados de más de 200 personas sometidas a cirugía encontraron que casi el 60% tenía microplásticos o incluso nanoplasticos

más pequeños en una arteria principal. Aquellos que lo hicieron tenían 4,5 veces más probabilidades de sufrir un ataque cardíaco, un derrame cerebral o la muerte en los aproximadamente 34 meses posteriores a la cirugía que aquellos cuyas arterias no tenían plástico.

Está claro que necesitamos más investigación para comprender el alcance total de lo que los plásticos le hacen a nuestro cuerpo, pero una cosa que sé con certeza es que quiero limitar mi exposición. Los plásticos son tan omnipresentes que puede parecer difícil evitarlos por completo, pero hago lo mejor que puedo usando bolsas de tela para productos agrícolas, recipientes de vidrio y acero inoxidable para alimentos y bebidas, y un filtro de agua de alta calidad. Y recuerde, cuanto menos alimentos procesados y envasados compre, menos plástico interactuará con él.”

Mark Hyman, MD, Medicina Funcional

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