



Keystone Towers NEWS & VIEWS

A Newsletter for the Residents of the Keystone Towers Condominium Association, Inc.

Volume 1 Issue 9

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KEYSTONE TOWERS Condominium Association, Inc.

2000/2020 NE 135 Street
North Miami, FL 33161
KeystoneTowerMGMT@att.net

BOARD OF DIRECTORS

President Thomas R. Dougherty
Vice President Ira Leshin
Treasurer Warren Angus

PROPERTY STAFF

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305-255-3000
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Maintenance Sup. Miguel Naranjo
Janitorial Migdalia Rosales-Benscome
Janitorial Amarilly Campo
Maintenance Jorge Lopez

IMPORTANT NUMBERS

Main 305-944-8656
Security 786-637-5018

OFFICE HOURS

Monday– Friday 8am – 5pm



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REMINDERS TO OUR COMMUNITY

Worker Access and Elevator Reservations:

Please inform the management office via email, keystonetowermgmt@att.net when any type of worker will be accessing the building/unit. We require that all companies/workers submit their COI to include General Liability AND Workman’s Compensation. Keystone Towers Condominium does NOT accept any insurance **Exemptions**, so please inquire with your selected company that they have all the required insurance coverage to avoid any issues or miscommunication as they will not be allowed to work on the property. COI must be submitted 48 business hours in advance. **ELEVATOR RESERVATIONS** We strongly suggest that you reserve the elevator in advance. The sooner the better as we only reserve (1) Move/delivery daily. We do not have the parking or the elevator capacity to have more than (1) truck/ delivery at a time. **WORKER ACCESS:** When coordinating and scheduling any workers to your unit, please inform management in advance so they can be added to the daily schedule. Only companies/workers that have submitted their required documents will be added to the schedule.



Making Sense of the Structural Integrity Reserve Study (SIRS) Requirements:

The SIRS requirement stems from two main pieces of Florida legislation: Senate Bill 4-D (SB 4-D) and Senate Bill 154 (SB-154). The details of this legislation are technical, lengthy, and challenging to understand when it comes to the impact on our condominium association. What is a Structural Integrity Reserve Study (SIRS)? A SIRS is now required by all condominium associations, providing a comprehensive assessment of the association’s structural components, their expected lifespans, and the corresponding reserve funds required for maintenance, repairs and replacements. Under the new legislation, the SIRS must be completed by December 31, 2024, and be conducted every 10 years thereafter. In addition to standard reserve items, such as cooling towers, elevators, paving, etc., associations must now include an evaluation of the structural elements and electrical and mechanical systems. This approach aims to provide a more accurate representation of the association’s overall structural health. The following components must be addressed by the SIRS: Roof, load-bearing walls, flooring, foundation, fireproofing and fire protection systems, plumbing, electrical systems, exterior

Continued on page 2

Reminders (cont. from page 1)

painting and waterproofing, and windows and exterior doors that are the responsibility of the association. Recognizing the complexity of structural assessments, both SB 4-D and SB 154 mandate that a SIRS be conducted by qualified professionals. The visual inspection portion of the SIRS must be performed or verified by a Florida licensed engineer or architect, or a person certified as a reserve specialist or professional reserve analyst. Engaging professionals with the required qualifications ensures that the assessments are thorough, accurate, and compliant with the new legislative requirements. Our astute Board of Directors will seek legal guidance from our attorneys to review the agreement with our SIRS provider, and to review their completed report to ensure our association is in compliance with the new law. This new legislation emphasizes the importance of financial planning based on the findings of the structural integrity reserve study. We are required to incorporate the study's results into our budgetary considerations. The Board will meet with our accountants to determine the appropriate funding schedule over the reserve study period. This includes identifying the necessary structural reserve funds and developing a strategic plan for the allocation of these funds over the study's life span. A summary of the reserve study results will be provided to unit owners within 30 days of completion, clearly communicating our financial plans and outlining the anticipated costs and the rationale behind the newly proposed budget. This new reserve requirement presents a radical change from how we have been operating in the past. We can no longer waive reserves after January 1, 2025. The SIRS is not a one-time requirement, but rather a way to outline ongoing maintenance and repair protocols. Our forward-thinking Board will adopt proactive measures to address identified issues promptly, ensuring that the association's structures are well-maintained and comply with the safety standards. Preventive maintenance is key to potentially enhancing the life of our buildings and their values. Engaging qualified professionals and integrating study findings with comprehensive financial planning are also critical in navigating the new legislation. Sharing routine maintenance updates with unit owners will take things a step further by creating a sense of transparency and building trust within our community. Although the recent legislative changes introduced through SB 4-D and SB 154 will have significant implications on our condominium, understanding and proactively addressing the requirements outlined in these bills will allow us to enhance the safety, integrity, and long-term sustainability of our community.

EMPTY BOXES

Please be mindful of how you handle your cardboard boxes

after use. They should be taken to the ground level/service area and flattened before putting them in the recycling bin. This will make room for more boxes and will lower the association's expenses. We take these matters seriously, and it is essential to maintain a respectful and pleasant environment.

TRASH CHUTE COMPACTER RULES

- Cardboard boxes, Styrofoam, pizza boxes or other items are NOT permitted down the trash chute as this will cause obstruction. All boxes must be flattened & disposed inside the dumpsters with yellow lids located in the loading dock.
- All trash should be bagged & tied closed not exceeding the diameter of the chute.
- Please be careful not to over-extend the trash chute door.
- Never throw glass bottles or containers, paint, or heavy items down the chute. This can damage the metal walls to the chute and create issues with the trash chute that are extremely expensive to repair.
- If the chute is clogged (you see trash sitting in the chute when you open the door), please do not place more trash in the chute. Contact front desk and/ or Management and please take your trash to the dumpster until the chute is unclogged.

CONDOMINIUM INSURANCE

The Statutes of the State of Florida, that govern Condominiums, are specific as to what is the Owner's responsibility, and what is the Association's responsibility. For Unit Owners, it is standard practice and generally recommended to purchase "contents" insurance; and also coverage for the interior of a Unit. While the common areas of the property are fully insured, this insurance does not cover damage that may occur in a specific Unit. Therefore, it is recommended that Unit Owners, at the very least, take the time to research Unit Insurance options through one or more qualified Insurance Agents. For documentation of Association Insurance, or to request a Mitigation Report, you may send an email request to keystonetowermgmt@att.net.

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