



Bayview Towers

News and Views

A Newsletter for the Residents of Bayview Towers

Volume 9 Issue 6

May 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



ASSOCIATION OFFICERS

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

PROPERTY STAFF

- Manager** Carlos Munguia
- Asst. Mgr.** ... Rachelle Guzman
- Maintenance**... Celso Goenaga
- Maintenance**..... Aldo Maceo
- Janitorial** Moises Bazan
- Janitorial** Jesse Lopez
- Janitorial** .. Giovanna Taramona

OFFICE HOURS

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

NEWSLETTER EDITOR

Carla Oxios

EDITOR'S MESSAGE

Many of us are aware of the changes that have taken place over these past two years in the Florida condominium world. Champlain Towers caused many expensive changes to take place for condo owners to bear. Many of us cannot financially support the newly implemented statutes' demands and cannot pay our new assessments, reserves, etc.

Developers are salivating on the sidelines, hoping to swoop in and buy those condos that are in financial trouble. We know that developers have already purchased or are in the process of purchasing the White House Inn Motel, Mid-Bay Club, and Mariners Bay Club, right here on North Bayshore Drive, at the bay near our William Lehman Park. All three sites are poised to go straight up, at least as tall as our own Bayview Towers. In some of these condos owners left of their own free will... in others, they were forced to sell by an 80% vote.

Here are excerpts taken from a Miami Herald article, written by Rebecca San Juan o March 6, 2024 to illustrate this latest buyout trend...

South Florida in 2023 saw the highest number of condominiums selling to developers since the pandemic. More buyouts are in the pipeline, raising questions about the future of South Florida's skyline.

Miami-Dade and Broward saw eighteen (18) such buyouts last year, the highest number since 2019 when both counties had a total of twenty-three (23). Condo buyouts or "terminations" occur when at least eighty percent (80%) of owners vote to sell to a developer who plans to redevelop the property.

Peter Zalewski, a real estate consultant, says thirty-five (35) buyouts are expected in 2024 due to the perfect storm hitting condo dwellers, primarily set off by the collapse of the Champlain Towers in Surfside. It brought on a wave of new regulations for financial reserves and inspections. As a result, it's becoming more expensive to live in a condominium and many residents, especially those on fixed incomes, can't keep up.

Today, the Florida legislature requires all condominiums to be inspected, up to code, and flush with reserves in case repairs are needed. Before Champlain, condo associations were not required to maintain a minimum amount of reserves, but early findings indicated that Champlain Towers South desperately needed

Continued on page 2

Editor's Note (cont. from page 1)

renovations, and its owners had chosen to postpone them due to the cost and limited reserves. The formal investigation is expected to conclude this year.

Immediately after the collapse, real estate analysts and agents predicted a rush of condo terminations among South Florida's aging buildings, which, surprisingly, didn't happen. So why are we seeing condo terminations rise now?

Owners have plenty of reasons to jump ship, including rising insurance premiums, a Fannie Mae blacklist of condos it refuses to back for loans, and a rising amount of condo inventory coming online, meaning sellers will have more competition. Real estate lawyers and analysts agree that more condo communities will take the bite and sell out. By the first quarter of next year a lot of these buildings are going to be under tremendous financial pressure and the numbers are not going to make sense for people to stay.

The information from this Herald article is presented not to frighten us, but to give us the facts we need in order to make a decision about whether or not condo ownership here in Miami is in our best financial interest. Times have changed. Our fees and costs are increasing. We must be prepared to take the necessary steps for our future.




Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

PATRICKJAIMEZ PA

Hablo Español / Falo Português
 Selling Real Estate for over 20 years!

THINKING OF BUYING OR SELLING?
I CAN HELP. I AM AT YOUR SERVICE.
 Get Honest Experienced Help Buying or Selling your Home.

TRUST the advice of a professional.
 When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.



CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM




RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Bouaziz License #P175224



Serving South Florida since 1980

MARY L. BASTEK
 Broker Associate

Cell: (305) 949-0924
 Email: marylbastek@aol.com

18205 Biscayne Blvd. # 2205
 Aventura, FL 33161



www.Beachfrontonline.com

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

B C O T ASSESSMENT & SERVICES
PHYSICAL & OCCUPATIONAL THERAPY
 Are you suffering from **Back Pain, Poor Balance or Weakness?**

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

THERAPY IN YOUR OWN HOME
 Licensed Medicare Provider FL8318



BRIAN CAITS
 (954) 328-1505



MENSAJE DEL EDITOR

Muchos de nosotros somos conscientes de los cambios que se han producido durante estos últimos dos años en el mundo de los condominios de Florida. Champlain Towers provocó que se llevaran a cabo muchos cambios costosos que los propietarios de condominios tuvieron que soportar. Muchos de nosotros no podemos apoyar financieramente las demandas de los estatutos recientemente implementados y no podemos pagar nuestras nuevas cuotas, reservas, etc.

Los desarrolladores están salivando al margen, con la esperanza de lanzarse y comprar esos condominios que están en problemas financieros. Sabemos que los desarrolladores ya han comprado o están en proceso de comprar el White House Inn Motel, el Mid-Bay Club y el Mariners Bay Club, aquí mismo en North Bayshore Drive, en la bahía cerca de nuestro parque William Lehman. Los tres sitios están preparados para ascender, al menos tan altos como nuestras propias Bayview Towers. En algunos de estos condominios los propietarios se fueron por voluntad propia... en otros, se vieron obligados a vender por un 80% de votos.

Aquí hay extractos tomados de un artículo del Miami Herald, escrito por Rebecca San Juan el 6 de marzo de 2024 para ilustrar esta última tendencia de adquisiciones...

En 2023, el sur de Florida registró la mayor cantidad de condominios vendidos a desarrolladores desde la pandemia. Se están preparando más adquisiciones, lo que genera dudas sobre el futuro del horizonte del sur de Florida.

Miami-Dade y Broward experimentaron dieciocho (18) adquisiciones de este tipo el año pasado, la cifra más alta desde 2019, cuando ambos condados tuvieron un total de veintitrés (23). Las compras o "terminaciones" de condominios ocurren cuando al menos el ochenta por ciento (80%) de los propietarios votan para vender a un desarrollador que planea reurbanizar la propiedad.

Peter Zalewski, consultor inmobiliario, dice que se esperan treinta y cinco (35) adquisiciones en 2024 debido a la tormenta perfecta que azota a los habitantes de condominios, provocada principalmente por el colapso de las Champlain Towers en Surfside. Provocó una ola de nuevas regulaciones para las reservas e inspecciones financieras. Como resultado, cada vez es más caro vivir en un condominio y muchos residentes, especialmente aquellos con ingresos fijos, no pueden mantenerse al día.

Hoy en día, la legislatura de Florida exige que todos los condominios sean inspeccionados, cumplan con los códigos y tengan reservas en caso de que se necesiten reparaciones. Antes de Champlain, las asociaciones de condominios no estaban obligadas a mantener una cantidad mínima de reservas, pero los primeros hallazgos indicaron que Champlain Towers South necesitaba desesperadamente renovaciones y sus propietarios habían optado por posponerlas debido al costo y las reservas limitadas. Se espera que la investigación formal concluya este año.

Inmediatamente después del colapso, los analistas y agentes de bienes raíces predijeron una avalancha de terminaciones de condominios entre los edificios antiguos del sur de Florida, lo cual, sorprendentemente, no sucedió. Entonces, ¿por qué estamos viendo un aumento en las terminaciones de condominios ahora?

Los propietarios tienen muchas razones para abandonar el barco, incluido el aumento de las primas de seguros, una lista negra de condominios de Fannie Mae que se niega a respaldar para préstamos y una cantidad cada vez mayor de inventario de condominios en línea, lo que significa que los vendedores tendrán más competencia. Los abogados y analistas inmobiliarios coinciden en que más comunidades de condominios aceptarán el mordisco y se venderán. Para el primer trimestre del próximo año, muchos de estos edificios estarán bajo una tremenda presión financiera y las cifras no tendrán sentido para que la gente se quede.

La información de este artículo del Herald no se presenta para asustarnos, sino para brindarnos los datos que necesitamos para tomar una decisión sobre si ser propietario de un condominio aquí en Miami es lo mejor para nuestros intereses financieros. Los tiempos han cambiado. Nuestras tarifas y costos están aumentando. Debemos estar preparados para tomar las medidas necesarias para nuestro futuro.

MANAGER'S REPORT

Hallway Painting: The Board of Directors meets with the painting company every Friday to review issues and concerns. Currently, the painting contractor, ProMax, is working on the upper floors and will begin on the door trims on May 13th, and will require the doors to remain open for at least 4 hours. The contractor will begin working their way down from the Penthouse. This work is estimated to be completed in approximately three (3) weeks.

Carpet Installation: The carpet installation should commence immediately after the completion of the painting of all floors. Currently, we do not have a time frame of how many floors can be done each day.

RTUs:- The rooftop units have been delivered to Pyke Mechanical's warehouse where they are being coded. A meeting was held with all the contractors involved in the project to go over the logistics.

We are still waiting for the pump for the well, the close loop pump, and the heat exchanger. The pumps are set to arrive in early May and the heat exchanger will be in June.

A workshop has been scheduled with Pyke for May 16th. Notifications will be posted and emailed to all residents with time and information.

Pyke's Permit Status:

- 2100 Pump Room
- County (DERM) - Approved
- City - Pending final approval
- 2100 RTU
- County (DERM) - Approved
- City - Pending final approval
- 2150 RTU
- County (DERM) - Approved
- City - Pending final approval

Roofing Contract: The contract is being finalized with the association's attorney and the roofing company's attorney. We should have it signed and completed before mid-May. Once we have the permits which are now in the City of North Miami, we will schedule a preconstruction meeting with the Engineer, the roofing contractor, and the sub-contractors.



WANTED

PRINT JOBS

anything that puts ink on paper

- Denizens | Businesses | Club Promoters
- Schools | Restaurants | County | City
- Events • Reunions • Graduations • Obit Books • Weddings
- Promotional-Branding Materials • Announcements
- Biz Cards • Pamphlets • Brochures
- Yearbooks • Posters-Banners • Vehicle Wraps
- Condo/HOA Managers/BODs
- Mgmt Companies-Residential or Commercial
- Voting/Elections Packages • Annual Notices (w/ affidavits)
- Letterhead • Complete Property Signage
- Parking/Scooter/Bicycle Stickers and Decals
- Window Lettering-Wraps • Newsletters • Binding

CONTACT MARC (the newsletter guy)

cgpimarc@earthlink.net
 786-223-9417

for a no obligation quote on your next print job
 * NO JOB TOO BIG OR TOO SMALL *
 Tight time lines, rush jobs ...
 we'll do our best to help meet your commitments.

**TWO
CONVENIENT
LOCATIONS**



DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

**EMERGENCY
CARE 24/7**

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerradds@gmail.com
WWW.DENTISTSURFSIDE.COM

7441 Wayne Ave
PARKVIEW POINT - #15B






Call Now!
 Rosa Jacquelin
 (786) 239-1283

Love Where You Live!

Video Tour: www.SignatureHomesOfMiami.com

INFORME DEL GERENTE

Pintura de pasillos: la junta directiva se reúne con la empresa de pintura todos los viernes para revisar problemas e inquietudes. Actualmente, el contratista de pintura, ProMax, está trabajando en los pisos superiores y comenzará con los adornos de las puertas el 13 de mayo, y requerirá que las puertas permanezcan abiertas durante al menos 4 horas. El contratista comenzará a bajar desde el Penthouse. Se estima que este trabajo estará terminado en aproximadamente tres (3) semanas.

Instalación de alfombras: La instalación de alfombras debe comenzar inmediatamente después de finalizar la pintura de todos los pisos. Actualmente, no tenemos un marco de tiempo de cuántos pisos se pueden hacer cada día.

RTUs: Las unidades de techo se entregaron al almacén de Pyke Mechanical donde se están codificando. Se realizó una reunión con todos los contratistas involucrados en el proyecto para repasar la logística.

Todavía estamos esperando la bomba del pozo, la bomba de circuito cerrado y el intercambiador de calor. Está previsto que las bombas lleguen a principios de Mayo y el intercambiador de calor en Junio.

Se programó un taller con Pyke para el 16 de Mayo. Las notificaciones se publicarán y enviarán por correo electrónico a todos los residentes con tiempo e información.

Estado del permiso de Pyke:

- 2100 Sala de bombas
- Condado (DERM) - Aprobado
- Ciudad - Pendiente de aprobación final
- 2100 RTU
- Condado (DERM) - Aprobado
- Ciudad - Pendiente de aprobación final
- 2150 RTU
- Condado (DERM) - Aprobado
- Ciudad - Pendiente de aprobación final

Contrato de techado: El contrato se está finalizando con el abogado de la asociación y el abogado de la empresa de techado. Deberíamos tenerlo firmado y terminado antes de mediados de mayo. Una vez que tengamos los permisos que ahora están en la ciudad de North Miami, programaremos una reunión previa a la construcción con el ingeniero, el contratista de techos y los subcontratistas.

DIAMOND



REMODELERS

Full Service Contractors



DIAMONDREMODELERS

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, **family owned for 40 years**.

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com




REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed



"Your Experienced Handyman"




PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

15% Off
any remodeling job!

10% OFF
Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 6/30/2024

Painting & Services Unlimited Lic. CC94BS00437
 Lasorsa Enterprises, Inc CGC031497 Licensed & Insured General Contractor

Condo Resident Perks!

NOW THROUGH MAY 31ST

NATIONAL SAVE YOUR HEARING EVENT

Did You Know: May is Speech-Language -Hearing Month

Untreated hearing loss is surprisingly common. People may not even realize they're missing sounds and words. A hearing examination is the first step to addressing it.



Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Exclusive Offers for Condo Residents!

Get \$1000 OFF

Towards the purchase of a new pair of Starkey Genesis AI or Signature Series Rx hearing devices.¹ Genesis AI hearing aids feature a waterproof design & rechargeable battery that can last up to 51 hours on a single charge.² Signature Series offers clear, true-to-life sound in advanced technology custom fit to hide discreetly in your ear.



Starkey Hearing Technologies

Or get fully digital Rx Hearing Aids from Resound with LIFETIME SERVICE starting at

\$1495 per pair Resound Key 2

ReSound GN



WE SPECIALIZE IN SECOND OPINIONS!

CALL US TODAY! (888) 272-9589



19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**

www.HearAgainAmerica.com



OVER 33 LOCATIONS THROUGHOUT FL, GA, SC, MD & NJ.

1. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.
2. RIC model.

PEST CONTROL

Our pest control company will be servicing our buildings on Thursday, May 30th and Friday, May 31st. 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 30 y Viernes 31 de Mayo. 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.

COMMUNITY SAFETY

When we encounter any suspicious behavior, like people sleeping in cars on the side street where our cars exit, or strangers using our common areas, we must contact the police in order for these incidents to be properly documented. Our contact person with the North Miami Police is Officer Sean Mirjah, fmirjah@northmiamipolice.com. His direct line is (305) 891-0294.

If you believe you're witnessing an emergency situation, the fastest way to get an officer on site is to call the Police Department at (305) 891-8111.

SEGURIDAD COMUNITARIA

Quando encontramos algún comportamiento sospechoso, como personas durmiendo en autos en la calle lateral por donde salen nuestros autos, o extraños usando nuestras áreas comunes, debemos comunicarnos con la policía para que estos incidentes queden debidamente documentados. Nuestra persona de contacto con la Policía de North Miami es el oficial Sean Mirjah, fmirjah@northmiamipolice.com. Su línea directa es (305) 891-0294.

Si cree que está presenciando una situación de emergencia, la forma más rápida de hacer que un oficial llegue al lugar es llamar al Departamento de Policía al (305) 891-8111.



DOME LIBRARY

Did you know that one study found that simply sitting down to read a book for just six (6) minutes every day can lower your heart rate, ease muscle tension and reduce stress levels? You may take or borrow books 24/7. The entry code for our Library, located in the 2150 lobby, is 13011301.

BIBLIOTECA DE DOME

¿Sabía que un estudio encontró que simplemente sentarse a leer un libro durante solo seis (6) minutos todos los días puede reducir su ritmo cardíaco, aliviar la tensión muscular y reducir los niveles de estrés? Puede tomar o pedir prestados libros las 24 horas del día, los 7 días de la semana. El código de entrada a nuestra Biblioteca, ubicada en el lobby 2150, es 13011301.

HEALTHY LIVING

Mindful Eating Techniques for a Healthier Relationship With Food

In today's world, with snacks at every checkout and non-stop schedules, it can be easy to eat mindlessly. You might be surprised to learn how negatively this can impact your body. Eating without tuning into the moment leads to consuming more calories in a day and unhealthier food choices, which you can imagine leads to a harder time managing a healthy weight. Slowing down, chewing each bite, and eliminating distractions are a few ways to approach your meals more mindfully. It's amazing how quickly these easy hacks can make a world of difference when it comes to how you feel during and after meals. Try it for yourself and see! Dr. Mark Hyman, Functional Medicine.

Hearing Better May Improve Your Overall Health

Sharing quiet conversations, listening to music you love, binge-watching your favorite series – these are the simple pleasures of life you don't want to miss because of hearing loss. Good news – with proper treatment, you can hear better. Not only that, there are other surprising health benefits when you improve your hearing. Here are three...

Vital social engagement - You may be tempted to stay home if you're having difficulty hearing in social situations. But that can lead to feeling lonely and isolated, which is associated with an increased risk of heart disease, stroke, depression, and dementia. On the other hand, hearing aids can make social interaction easier, so you can feel connected and engage more fully when you gather with family and friends.

Sharper thinking and better memory - Treating hearing loss may have brain health benefits, according to a Johns Hopkins University study. With consistent use of hearing aids, the loss of thinking and memory abilities slowed down by almost 50% over three years in a group of older adults, the study showed.

Better balance, fewer falls - The inner ear plays a key role in helping you maintain your balance, which plays an essential role in decreasing the likelihood of falling. Wearing hearing aids cuts the risk of falling in half, compared to people with hearing loss who don't use hearing aids, according to researchers at University of Colorado School of Medicine.

From the April/May issue of AARP Magazine.

VIDA SALUDABLE

Técnicas de Alimentación Consciente para una Relación Más Saludable Con la Comida

En el mundo actual, con refrigerios en cada caja y horarios ininterrumpidos, puede ser fácil comer sin pensar. Es posible que se sorprenda al saber cuán negativamente esto puede afectar su cuerpo. Comer sin sintonizar el momento conduce a consumir más calorías en un día y a elegir alimentos menos saludables, lo que como puedes imaginar conduce a que sea más difícil mantener un peso saludable. Disminuir la velocidad, masticar cada bocado y eliminar distracciones son algunas formas de abordar sus comidas de manera más consciente. Es sorprendente lo rápido que estos sencillos trucos pueden marcar una gran diferencia en lo que respecta a cómo te sientes durante y después de las comidas. ¡Pruébalo tú mismo y verás! Dr. Mark Hyman, Medicina Funcional.

Escuchar Mejor Puede Mejorar su Salud General

Compartir conversaciones tranquilas, escuchar la música que te encanta, ver tus series favoritas en exceso: estos son los placeres simples de la vida que no querrás perderte debido a la pérdida auditiva. Buenas noticias: con el tratamiento adecuado, podrá oír mejor. No sólo eso, existen otros beneficios sorprendentes para la salud cuando se mejora la audición. Aquí hay tres...

Compromiso social vital - *Es posible que sienta la tentación de quedarse en casa si tiene dificultades para oír en situaciones sociales. Pero eso puede llevar a sentirse solo y aislado, lo que se asocia con un mayor riesgo de enfermedades cardíacas, accidentes cerebrovasculares, depresión y demencia. Por otro lado, los audífonos pueden facilitar la interacción social, para que usted pueda sentirse conectado y participar más plenamente cuando se reúne con familiares y amigos.*

Pensamiento más agudo y mejor memoria - *El tratamiento de la pérdida auditiva puede tener beneficios para la salud del cerebro, según un estudio de la Universidad Johns Hopkins. Con el uso constante de audífonos, la pérdida de capacidad de pensamiento y memoria se redujo en casi un 50% en tres años en un grupo de adultos mayores, mostró el estudio.*

Mejor equilibrio, menos caídas - *El oído interno desempeña un papel clave a la hora de ayudarlo a mantener el equilibrio, lo que desempeña un papel esencial a la hora de disminuir la probabilidad de caídas. Según investigadores de la Facultad de Medicina de la Universidad de Colorado, el uso de audífonos reduce a la mitad el riesgo de caídas, en comparación con las personas con pérdida auditiva que no los usan.*

De la edición de Abril/Mayo de la revista AARP.