



# Bayview Towers

## News and Views

*A Newsletter for the Residents of Bayview Towers*

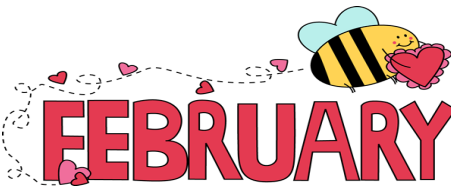
Volume 10 Issue 3

February 2025

### **BAYVIEW TOWERS Dome Condominium Association, Inc.**

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### **ASSOCIATION OFFICERS**

**President** ..... Malcolm Graff  
**Vice Pres.** ..... Treva Finkle  
**Secretary** ..... Nicolas Golbin  
**Asst. Sec.** ..... Brianna Gagliardi  
**Treasurer** ..... Yiyi Toro  
**Director** ..... Marjorie Cohen  
**Director** ..... Sergio Evora  
**Director** ..... Tina Hunsinger  
**Director** ..... Susan Platzer  
**Director** ..... Kenny Quiney  
**Director** ..... Ignacio Russo  
**Director** ..... Leah Simpson

### **PROPERTY STAFF**

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**Asst. Mgr.** ... Rachelle Guzman  
**Maintenance** ... Celso Goenaga  
**Maintenance** ..... Aldo Maceo  
**Janitorial** ..... Moises Bazan  
Kevin Gonzalez  
Mayerly Torres

### **OFFICE HOURS**

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

### **NEWSLETTER EDITOR**

Carla Oxios

## **EDITOR'S MESSAGE**

I began as editor of our Bayview Towers Newsletters in August of 2019. It has been my honor to serve in this capacity. This February issue will be my final edition, as it's time to step aside to allow for new ideas and a fresh approach to our community news. Travel is on the horizon for Gib and I, including the wedding of our youngest, as well as the fulfillment of our long-awaited bucket list!!! If not now, when?!?!?!?

*Farewell!*

Offering your talents can be a satisfying and worthwhile endeavor.

We have many talented and capable residents in our community, some of whom volunteer their time and expertise for the benefit of our residents. Susan taught a yoga and stretch class for more than two years every Saturday morning! Julia offers Italian classes in the library on Fridays at 5:00pm. Perhaps YOU will be the next Editor of our Bayview Towers Newsletter!! If the Newsletter interests you, please volunteer via the Community Communications Advisory Committee!

## **MENSAJE DEL EDITOR**

*Comencé como editora de nuestros boletines informativos de Bayview Towers en agosto de 2019. Ha sido un honor para mí desempeñarme en esta función. Esta edición de febrero será mi última, ya que es hora de dar un paso al costado para permitir nuevas ideas y un enfoque fresco para las noticias de nuestra comunidad. Gib y yo tenemos un viaje por delante, incluida la boda de nuestro hijo menor, así como el cumplimiento de nuestra tan esperada lista de cosas por hacer. Si no es ahora, ¿cuándo?*

*Ofrecer sus talentos puede ser una tarea satisfactoria y que vale la pena.*

*Tenemos muchos residentes talentosos y capaces en nuestra comunidad, algunos de los cuales ofrecen su tiempo y experiencia como voluntarios para el beneficio de nuestros residentes. ¡Susan enseñó una clase de yoga y estiramiento durante más de dos años todos los sábados por la mañana! Julia ofrece clases de italiano en la biblioteca los viernes a las 5:00 p. m. ¡Tal vez USTED sea el próximo editor de nuestro boletín informativo de Bayview Towers! Si el boletín le interesa, ¡ofrézcase como voluntario a través del Comité Asesor de Comunicaciones Comunitarias!*

## PRESIDENT'S MESSAGE

Your new Board of Directors has just completed the first Board Meeting of the year. Thank you to all who attended - both in person and via zoom. We were successfully able to complete the agenda, with the exception of only tabling two items that will be addressed at the next meeting. Following the meeting we had an Open Forum where those members present were able to voice questions and comments to the Board members that remained after the meeting. Generally the meeting and the Open Forum were well received by all. Residents brought a number of important issues to our attention, and the board will be investigating and addressing each item.

Here are a few key takeaways from the meeting:

- The 2100 Water Shut Off has been scheduled to commence on February 24th, 2025. We will be scheduling a workshop with 2100 residents to give further information and answer any questions. Please note, the water shut off will only effect the 2100 building, and the AC will not be effected by the shut off.
- We have expanded the Executive Board to 5 members. Brianna Gagliardi is our new Assistant Secretary.
- We appointed the new legal liaisons to Dome attorneys.
- We established Advisory Committees that will be composed of board members and community volunteers. These committees will be instrumental in assisting the board and making recommendations in a variety of areas. We hope that many of the residents will join these Advisory Committees to participate in the betterment of our community.

We recently sent out a survey to all unit owners to gauge interest in each Advisory Committee. We hope that many of you will volunteer according to your interest(s) and expertise. Additionally, the survey will include a space for residents to express topics of concern in the community for the board to examine.

You can volunteer for the Advisory Committees by scanning this QR Code and filling out the survey...



## MENSAJE DEL PRESIDENTE

*Su nueva Junta Directiva acaba de completar la primera Reunión de la Junta del año. Gracias a todos los que asistieron, tanto en persona como por Zoom. Pudimos completar con éxito la agenda, con la excepción de solo presentar dos temas que se abordarán en la próxima reunión. Después de la reunión, tuvimos un Foro Abierto donde los miembros presentes pudieron expresar preguntas y comentarios a los miembros de la Junta que permanecieron después de la reunión. En general, la reunión y el Foro Abierto fueron bien recibidos por todos. Los residentes nos llamaron la atención sobre una serie de cuestiones importantes, y la junta investigará y abordará cada tema.*

*A continuación, se incluyen algunas conclusiones clave de la reunión:*

- *El corte de agua del edificio 2100 está programado para comenzar el 24 de Febrero de 2025. Programaremos un taller con los residentes del edificio 2100 para brindar más información y responder cualquier pregunta. Tenga en cuenta que el corte de agua solo afectará al edificio 2100 y el aire acondicionado no se verá afectado por el corte.*
- *Hemos ampliado la Junta Ejecutiva a 5 miembros. Brianna Gagliardi es nuestra nueva secretaria adjunta.*
- *Designamos a los nuevos enlaces legales para los abogados de Dome.*
- *Establecimos comités asesores que estarán compuestos por miembros de la junta y voluntarios de la comunidad. Estos comités serán fundamentales para ayudar a la junta y hacer recomendaciones en una variedad de áreas. Esperamos que muchos de los residentes se unan a estos comités asesores para participar en la mejora de nuestra comunidad.*

*Recientemente enviamos una encuesta a todos los propietarios de unidades para medir el interés en cada Comité Asesor. Esperamos que muchos de ustedes se ofrezcan como voluntarios de acuerdo con sus intereses y experiencia. Además, la encuesta incluirá un espacio para que los residentes expresen temas de preocupación en la comunidad para que la junta los examine.*

Puedes ofrecerte como voluntario para los Comités Asesores escaneando este Código QR y completando la encuesta...



## MANAGER'S REPORT

- **Pump Room AC System Update:** The controller that maintains the pump speed was serviced on January 22nd. The pump was running at a constant speed therefore, creating a humming noise. The AC was shut down for 6 hours. Pyke was back on-site the week of January 27th .
- **Irma Claim:** Deposition is still ongoing.
- **Breezeline Contract:** The attorney has approved Breezeline's final addendum. The addendum states that the association will receive funds within 90 days from the date it is signed.
- **Domestic Water Pumps:** A workshop was held with Pyke on Wednesday, January 22nd to discuss the phase of the domestic water pump replacement. The estimated time of the shut-off will be 3-5 days. The unit owners have received notice that the shut-off will occur beginning on Monday, February 24th. Pyke is currently ensuring that all parts are available.
- **Carpet Punch list:** A final punch list will be put together by the BOD. The list will be provided for the carpet installers to schedule a date to address the final touch-ups.
- **Promax Door Trim Painting:** A list of the doors will need to be provided to Promax of the doors that need to have the door trim painted. Once that is provided, Promax will schedule a time to be onsite and address the remaining doors. Residents will be given a weekday or a weekend day option.
- **Parking lot lighting:** The fixtures and bollards have been ordered. They were expected to arrive mid-January.
- **Parking water proofing:** CA Lidman is scheduled to begin to address the waterproofing issues on the upper deck. Section one near the 2150 buildings has been completed and they were scheduled to begin the 2100 section on the week of January 20th.



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## INFORME DEL GERENTE

- *Actualización del sistema de aire acondicionado de la sala de bombas: el controlador que mantiene la velocidad de la bomba recibió servicio el 22 de Enero. La bomba funcionaba a una velocidad constante, lo que generaba un zumbido. El aire acondicionado se apagó durante 6 horas. Pyke regresó al lugar la semana del 27 de Enero.*
- *Reclamo por Irma: la declaración aún está en curso.*
- *Contrato de Breezeline: el abogado aprobó el anexo final de Breezeline. El anexo establece que la asociación recibirá fondos dentro de los 90 días a partir de la fecha de su firma.*
- *Bombas de agua domésticas: se realizó un taller con Pyke el Miércoles 22 de Enero para analizar la fase de reemplazo de la bomba de agua doméstica. El tiempo estimado de apagado será de 3 a 5 días. Los propietarios de las unidades recibieron un aviso de que el apagado se realizará a partir del lunes 24 de Febrero. Pyke se está asegurando de que todas las piezas estén disponibles.*
- *Lista de pendientes de la alfombra: la Junta Directiva elaborará una lista de pendientes final. Se proporcionará la lista a los instaladores de alfombras para programar una fecha para abordar los retoques finales.*
- *Pintura de molduras de puertas Promax: se deberá proporcionar a Promax una lista de las puertas que necesitan que se pinten las molduras. Una vez que se proporcione, Promax programará un horario para estar en el lugar y abordar las puertas restantes. A los residentes se les dará la opción de un día de semana o un día de fin de semana.*
- *Iluminación del estacionamiento: se han pedido los accesorios y los bolardos. Se esperaba que llegaran a mediados de Enero.*
- *Impermeabilización del estacionamiento: CA Lidman tiene programado comenzar a abordar los problemas de impermeabilización en el piso superior. Se completó la sección uno cerca de los edificios 2150 y se programó comenzar la sección 2100 en la semana del 20 de Enero.*

## HEALTHY LIVING

Most people think 10,000 steps a day is the magic number for good health, but new research shows that just 5,000 steps a day can make a meaningful difference in your mental health. The benefits only increase from there—walking 7,000 steps or more daily is associated with a 31% lower risk of developing depression. Even adding just 1,000 extra steps a day reduces your risk by nearly 10%. The bottom line? Every step counts. Even if you can't hit the 10,000 mark, some movement is always better than none. Walk around our neighborhood, or head to our gym or indoor shopping mall for a few laps. Start with what feels manageable and you can always add from there.

## VIDA SALUDABLE

La mayoría de las personas creen que 10.000 pasos al día es la cifra mágica para una buena salud, pero una nueva investigación muestra que tan solo 5.000 pasos al día pueden marcar una diferencia significativa en tu salud mental. Los beneficios solo aumentan a partir de ahí: caminar 7.000 pasos o más al día se asocia con un 31 % menos de riesgo de desarrollar depresión. Incluso añadir tan solo 1.000 pasos extra al día reduce el riesgo en casi un 10 %. ¿En resumen? Cada paso cuenta. Incluso si no puedes llegar a la marca de los 10.000, algo de movimiento siempre es mejor que nada. Camina por tu vecindario o ve al gimnasio o al centro comercial cubierto para dar unas vueltas. Comienza con lo que te parezca manejable y siempre puedes ir añadiendo a partir de ahí.

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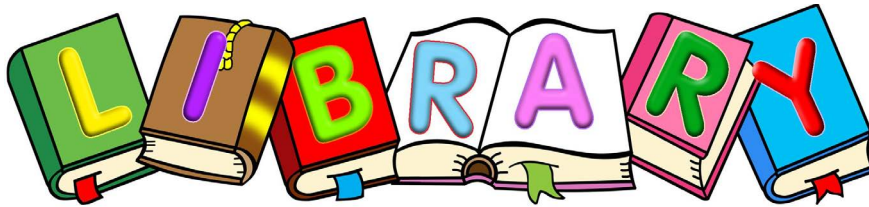
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## DOME LIBRARY

The Haskell Free Library and Opera House sits directly on the border between the United States and Canada. You can walk in from Stanstead, Quebec, and walk out into Derby Line, Vermont. You don't need a passport to cross the (literal) line running through the building, but you do have to return to your country of origin or risk fines.

The entry code for our Library, located in the 2150 lobby, is 13011301.



## BIBLIOTECA DE DOME

La Biblioteca Pública y Ópera Haskell se encuentra justo en la frontera entre Estados Unidos y Canadá. Se puede llegar caminando desde Stanstead, Quebec, y salir caminando hasta Derby Line, Vermont. No se necesita pasaporte para cruzar la línea (literal) que atraviesa el edificio, pero si hay que regresar a su país de origen o arriesgarse a recibir multas.

El código de entrada a nuestra Biblioteca, ubicada en el lobby 2150, es 13011301.

## Pest Control

Our pest control company will be servicing our buildings on Thursday, February 20th and Friday, February 21st. 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 20 y Viernes 21 de Febrero. 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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