



# Life in the Sunshine

## The Towers of Key Biscayne Newsletter

**Board of Directors:** President: Anthony Ottavio, Vice President: Alison Owen, Treasurer: Ricardo Martinez, Secretary: Dr. Elsa Dominguez, Directors: Mario Lopez, Marcos Perez, Irving Singer.

December 2009 - Volume 9, Issue 4

### HOLIDAY PARTY

- The Towers Holiday Party will be held at Bertofino's Restaurant on Monday, December 21<sup>st</sup> at 6 p.m. Please purchase tickets for \$22 by check at the Towers office by Friday, December 18. Lavish buffet and wine included.

### BOARD MEETINGS

- At the October meeting, the Board unanimously approved Mr. Martinez's motion to approve the Lobby & Common Area repair project utilizing Sepi Painting and Waterproofing Corp. based on the plans presented to Association members in March 2009. The project is within the approved 2010 reserve budgeted amount. The project will include the flooring, walls, ceilings, furnishings, and lighting in the lobbies, atriums, Chuck Shaver Room, card rooms, billiard rooms, bathrooms, front & pool entrances, and elevator landings in both phases. An implementation committee comprised of the General Manager and the Treasurer will negotiate and finalize a contract with the vendor, utilizing our attorney, Siegfried, Rivera, Lerner, De la Torre & Sobel, P. A. This committee will also act as the project manager and the Board liaison during the construction phase, which will include a weekly meeting with the general contractor and applicable sub-contractors. This contract should be signed before the end of the year.
- At the November meeting, the Board approved the 2010 Reserve and Operating Budget for mail out to association members. The budget included for the first time a bad debt provision. Mr. Martinez announced that there is no increase in maintenance in the 2010 budget.
- At the December meeting, the Board approved the budget that had been mailed out to association members in November.

### TREASURER'S REPORT

- The September 2009 Financial Statement showed excess revenue over expenses of \$131,771. This despite an increase in legal expenses due to the process for collecting our debt. Water and Sewer also increased due to the pressure cleaning done as part of painting and waterproofing the exterior of the building. This saving was achieved by cost reductions implemented mainly in personnel by Mr. Maura. The Operating

Account showed current assets in excess of \$600,000 held at 5 Banks for security purposes. Total Reserve cash in six banks was in excess of \$1,200,000.

## **MANAGER'S REPORT**

- Board meetings are now being held in the Ocean Room because repairs are about to begin in Phase II. Chuck Shaver, the card room and the billiard room are all closed off in preparation for the repairs.
- Pressure cleaning and painting of Phase I has been completed. Work on Phase II is well underway. The engineer who is checking the work makes regular inspections. The work should be completed by May 2010.
- Intercoms will be installed at all garage entrances so that anyone having problems entering can contact a security guard.
- Work on the interior and sides of the Porte Cocheres, the overhangs to the front entrances, has been completed in Phase 2. The roofing was done earlier. Phase 1 should be completed by end of year.
- Sliding glass doors replacements scheduled for 2010 will be installed in the first quarter of the year. Residents who would like their doors changed in 2011 should submit a written request to Marcelo in the office.
- Cameras have been installed along the boulevard, in the parking lot and on the beach to improve security.
- New pool furniture and additional beach chairs and lounges should be available to all residents within the first quarter 2010.
- Packages left in Receiving for over 10 days will be returned due to the limited amount of space we have for storage. Receiving is open from 8 a.m. to 6 p.m., Monday through Friday. You can now e-mail Receiving at [receiving@tkbonline.com](mailto:receiving@tkbonline.com).
- The Fire Department asks that residents not touch the fire alarms. Any residents that remove or tamper the alarms will receive a fine. Please call the office or security if you have any problems with the fire alarms.
- Any cars that are leaking oil into the parking spaces must fix the problem in order to avoid anyone from getting hurt if they trip on the oil. Residents whose car leaks oil or transmission fluid will be liable if anyone falls and gets hurt.
- Miami Dade Water and Sewer has increased the price for water and will increase it again in February. Therefore we ask that all residents please minimize water usage as much as possible.
- Touch up painting of the hallways continues on an ongoing basis.

## **ANNOUNCEMENTS**

- **Bertofino's will have special schedules for Christmas and New Year's. Check the bulletin boards for more information.**
- Please be considerate of other residents and do not honk your horn either at the front gate or at the entrances to the garages.

- Owners and guests must use approved yellow towels at the pools. All owners should purchase towels if they do not have any. The cost is \$42. The towels can be ordered at the office. A limited number of guest towels are available at the pool cabana. ID is required so that the towels will be returned.
- Please don't let your children ride their bicycles or skateboards in the garage. This is not a play area, and serious accidents could result.
- In order to ensure security, residents who don't have a Smart Pass and come through the visitor's lane into the Towers will be asked for identification if they are not known to the guard.
- There is a golf cart charging area in the lower garage between Phase I and II. The charge is \$15 per month for 6 batteries and \$30 for 12 batteries.
- Kitchen trash bags are available from the office.
- The trash chutes are open from 7 a.m. to 10 p.m. Use the chute and please don't leave trash on the floor.
- The barbecue area cannot be exclusively reserved. Residents renting the Ocean Room for a party do not also have exclusive use of the barbecue.
- If you require an additional transponder on a temporary basis because you are using a rental car, you may obtain an additional transponder good for a maximum of 30 days at the office for a refundable fee of \$300. The money will be refunded when the transponder is returned to the office in working order.
- Any resident who has any difficulties with the unit's front door lock should contact the office for a replacement.

## **RECYCLING**

- There are recycling bins - paper, plastic, glass and cans - in the lower garage in both Phase I and Phase II. The following items can be placed in the bin for paper: cardboard boxes, magazines, newspapers and books. The only items that can be placed in the plastic bin are plastic bottles without lids and plastic bags. No food or kitchen waste is permitted in the recycling bins.
- Please commit to recycling, and please make an effort to place the correct items in the correct bins.

## **SUGGESTIONS, COMMENTS, CONCERNS, COMMUNICATION**

Your Board of Directors urges you to communicate and participate. Come to the meetings or watch them on Channel 98. Write to us. Let us know what you think. Elsa Dominguez at [elsa\\_tel@hotmail.com](mailto:elsa_tel@hotmail.com), Mario Lopez at [mrlopez1@bellsouth.net](mailto:mrlopez1@bellsouth.net), Ricardo Martinez at [ricardomartinez@bellsouth.net](mailto:ricardomartinez@bellsouth.net), Tony Ottavio at [tonyottavio-board@prodigy.net](mailto:tonyottavio-board@prodigy.net), Alison Owen at [aowen310@aol.com](mailto:aowen310@aol.com), Marcos Perez at [map@maperez.com](mailto:map@maperez.com), Irving Singer at [singer4747@aol.com](mailto:singer4747@aol.com).

Board meetings can be seen live on Channel 98 and also Friday through Thursday at 9 a.m., noon, 6 p.m. and 9 p.m. the week following a Board meeting.

**The Board requests that all owners ensure that the Management office has your updated phone numbers, e-mail addresses and fax numbers on file. This information is becoming more and more essential not only for basic communications but also for functions like hurricane status reports and other notifications that have a pressing time element. You can e-mail Joe at: [jmaura@tkbonline](mailto:jmaura@tkbonline) with your updated information.**

The Towers' website can be accessed at [www.tkbonline.com](http://www.tkbonline.com).

This newsletter is prepared by Alison Owen, Tony Ottavio and Ricardo Martinez. E-mail Alison with suggestions for the next edition. The newsletter is published four times a year and distributed with the quarterly statements