



# 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: Alan Kahn, Mario Lopez, Judy Rosenblum.

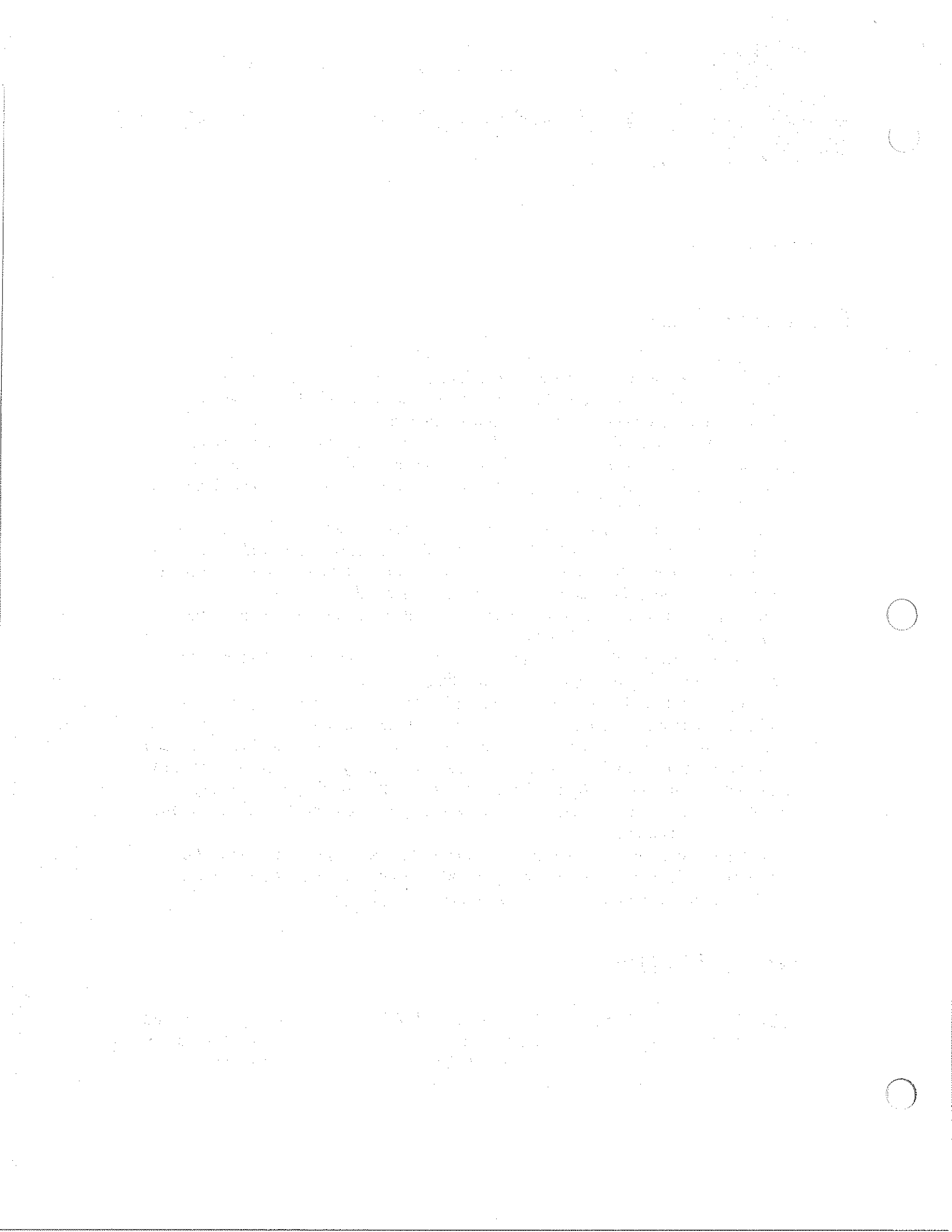
**December 2010 - Volume 10, Issue 4**

### **BOARD MEETINGS**

- At the Board meeting on November 4, the completion of the renovations to the restaurant was discussed. These were undertaken in response to the results of the survey of residents indicating they would like an updated look. The renovations were done in-house and under budget. Possible changes to the restaurant contract, which is up for renewal, were discussed, and Mrs. Rosenblum, Chairman of the Restaurant Committee, was appointed to the official representative of the Board in dealing with the restaurant. Residents with suggestions for improvements or other comments were asked to e-mail Mrs. Rosenblum.
- Mr. Martinez went over the proposed budget for 2011, which calls for a combined operating and reserve DECREASE of 2.10%. The budget was approved for mail out to the unit owners. The last pages of the mailing, which all unit owners received in November, indicated the assessment amounts for individual units.
- The Board ratified the manager's contract for another three years. Terms of the contract had been circulated to the board.
- On December 2, a budget meeting was held to approve the adoption of the 2011 budget. Following this a regular board meeting was held.
- At the regular Board meeting on December 2, Mr. Martinez gave an update on the lobby and common area renovations. He said that the sheet rock has been completed in Phase II and most of the tile laid. Work is now well underway on Phase I. Phase II is expected to be completed by the end of January or early February and Phase I by the end of March or mid April. The exit doors from the buildings are all being replaced with impact resistant glass. Weekly meetings continue to be held with the contractor and designer.
- Mr. Ottavio outlined the issues involved in the continuing negotiations over the provisions of the restaurant contract, particularly those that would benefit the Association. The new décor has received many compliments.

### **TREASURER'S REPORT**

- The October financials showed in excess of \$1,168,823 in the operating account and \$1,131,991 in the reserve account. The net income was a bit over \$100,098 and the balance in the operating fund was \$319,267. Our auditors have advised that we should have at least \$500,000 in the operating fund, which we have been slowly



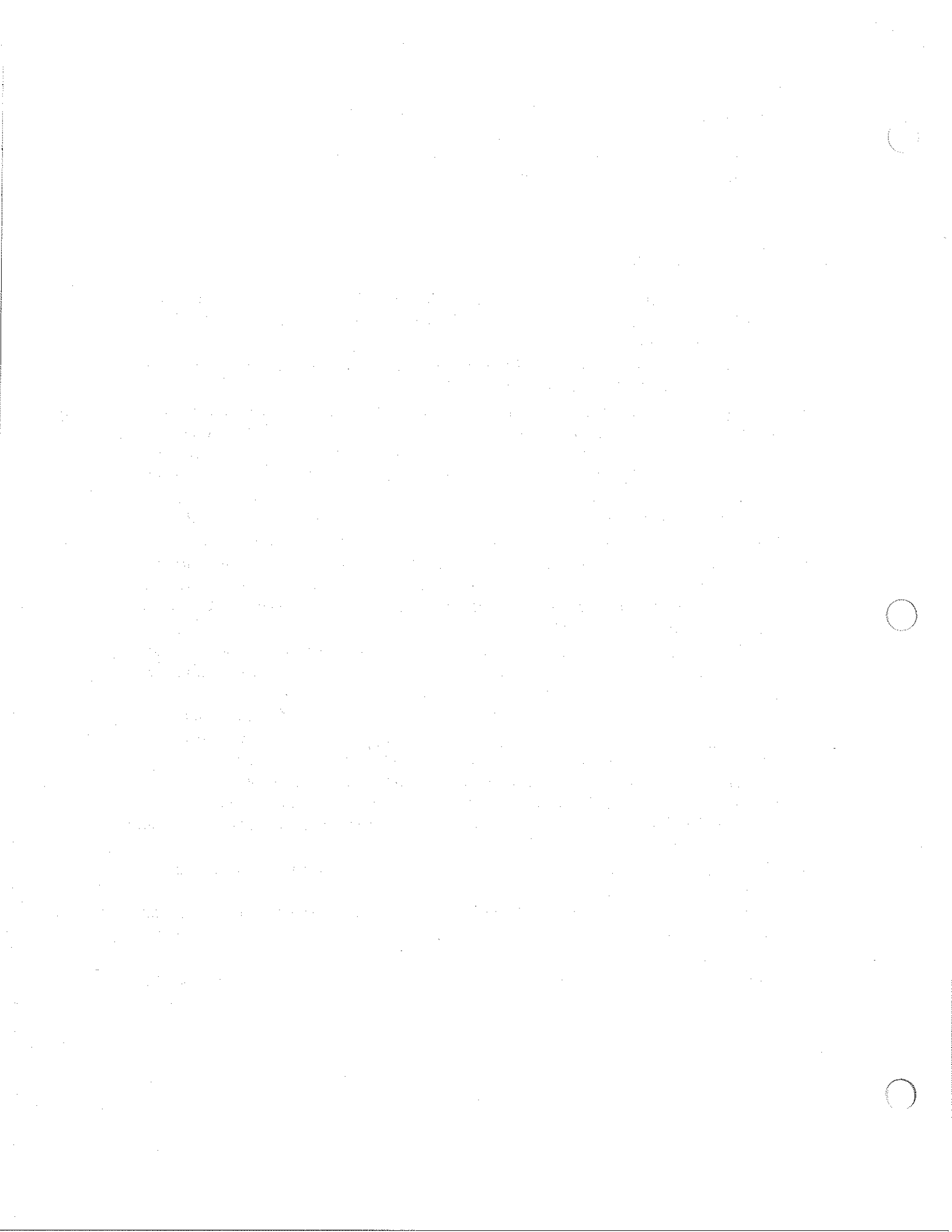
building up in the last few years, despite the economic situation affecting us and our residents,

- We have 10 units in foreclosure and 11 with liens. We are aggressively collecting outstanding debts from renters when possible.

## **MANAGER'S REPORT**

- The Towers Annual Holiday Party will be held on Monday, December 20, at 6 p.m. at Bertofino's Restaurant. Tickets are \$22 and must be purchased in advance at the office. Checks only please.
- Those wishing to contribute to the Employee Holiday Gift Fund may leave a check at the office. A list of all the employees is available there.
- Starting December 20, taxis will be allowed to enter the garages so that luggage can be delivered directly to or picked up from the appropriate upper level tower elevator thus avoiding the lobby steps, which have always presented a challenge. In addition, students whose backpacks have wheels will be asked to carry their backpacks across the lobby in order to preserve our new marble floors. Anyone with a baby carriage or other wheeled device will be asked to use the garage exits and not go through the lobby. Further information about this will be posted and sent to each resident.
- Some extra parking spaces in the garage are available for rent from the Association for \$30 a month. Payments are due in December and June for six months in advance. If you are already renting a parking space, check with the office this month to make sure your payment is up to date.
- The fee for golf cart charging is \$15 a month for a single battery and \$30 a month for a double battery. Payments are due in December and June for six months in advance. Check with the office this month to make sure your payment is up to date. The charging areas are for that purpose only and are not to be used as parking spaces.
- All the bicycles parked in the garages need to be reregistered at the office. New stickers will be affixed and photographs taken. Bicycles that have not been reregistered by December 20 will be removed from the garages and placed in the tennis court parking lot. Those not claimed after 20 days will be disposed of. Additional parking for bicycles will be provided, if necessary, once the reregistration is complete.
- The Japanese Garden has been newly landscaped following repairs to a leak in the expansion joint under the fishpond.
- All of the sliding glass doors scheduled for 2010 have been installed. All the requests for 2011 have been recorded, and replacements will take place starting in March of 2011. The office is now taking requests for 2012.
- Installation of improved lighting in the garage continues. This is an ongoing project that will reduce costs.

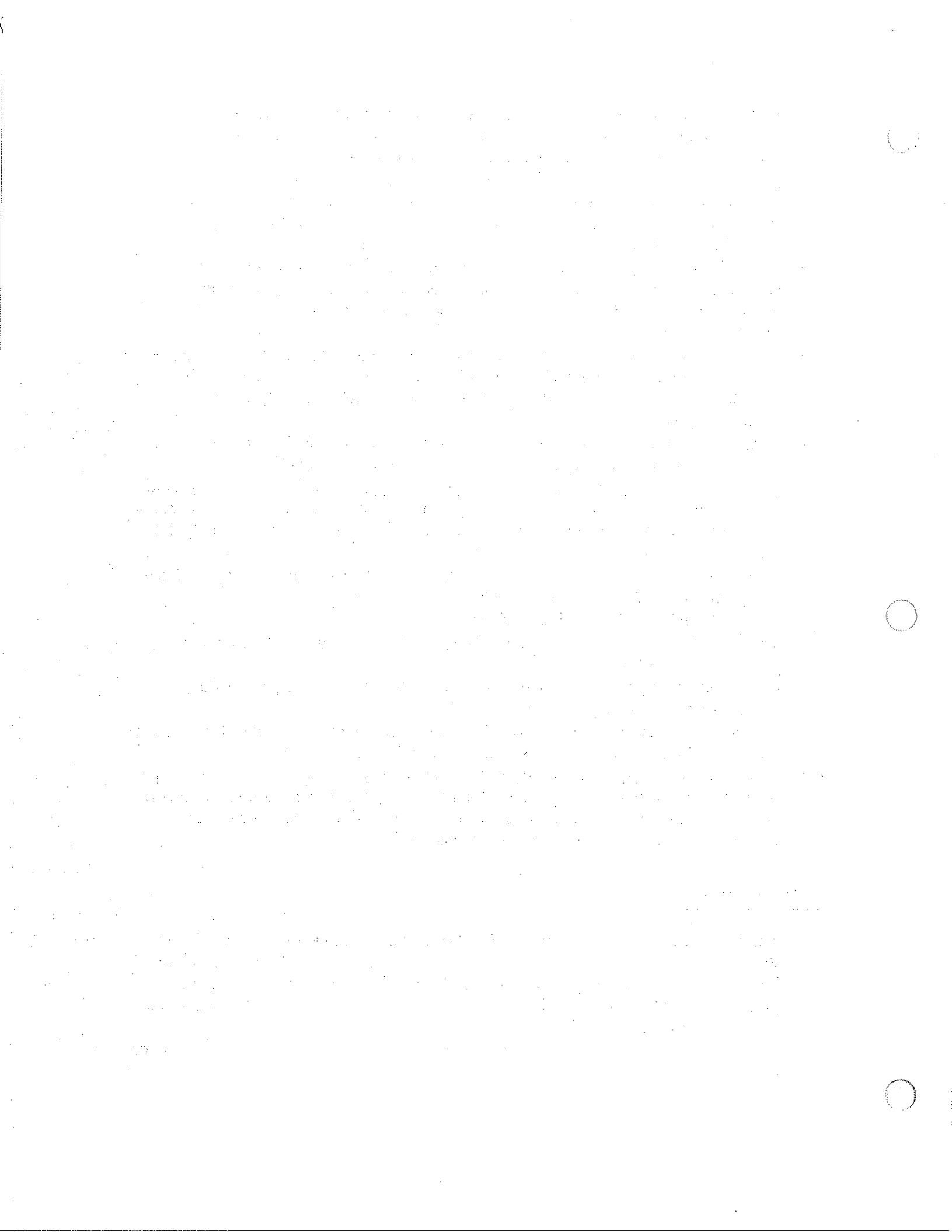
## **ANNOUNCEMENTS**



- Packages will not be held in either lobby during construction. However, Receiving will be open from 10 a.m. to noon on Saturdays as well as from 8 a.m. to 6 p.m., Monday through Friday to give residents additional opportunities to pick up packages. You can now e-mail Receiving at [receiving@tkbonline.com](mailto:receiving@tkbonline.com).
- The following units are currently under construction or waiting for permits: A401, A908, A1204, B106, B204, B604, C601, C707, C1005, D103, D104, D208, E304, E704, E706. A number of these should be completed this year.
- Please do not park your cars in front of either lobby. These areas must be kept free for emergency vehicles. You can leave your car for a few moments to pick up mail but for no other purpose. If you are waiting to pick someone up, please stay in the car and turn off the motor.
- If you have guests leaving late in the evening, please minimize the noise of farewells and conversation as the guests leave the lobbies and get into their cars. Please be considerate of the residents in the apartments above the lobbies. They are often woken up by the noise from below.
- Remember that it is illegal to toss anything off the balconies. Falling objects can be a hazard, and cigarette and cigar butts also cause litter and possibly fires.
- 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.
- 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.
- Please make sure you have a decal on your car indicating your assigned parking space. The decals are available from the office.
- 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.

## **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@prodigy.net](mailto:tonyottavio@prodigy.net), Alison Owen at [aowen310@aol.com](mailto:aowen310@aol.com), Alan Kahn at [alankahn@bellsouth.net](mailto:alankahn@bellsouth.net), [judy.rosenblum@yahoo.com](mailto:judy.rosenblum@yahoo.com).

Board meetings can usually 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. However, during the repairs to Chuck Shaver, meetings are being held in the Ocean Room where they cannot be televised.

**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

