



Life in the Sunshine

The Towers of Key Biscayne Newsletter

Board of Directors: President: Anthony Ottavio, Vice President: Alison Owen, Treasurer: Mario Lopez, Secretary: Dr. Elsa Dominguez, Assistant Secretary: Judy Rosenblum. Directors: Alan Kahn, Ricardo Martinez.

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BOARD MEETINGS

- At the Board meeting on March 17, it was announced that Paulo Bertolini, the operator of the Towers restaurant had decided not to renew his lease and would be vacating the premises on May 14. He was thanked for his six years of service. It was agreed that a committee would be established to search for a new restaurant operator. Requirements would be set for type of cuisine, quality of service and other specifications. The results of the survey of residents conducted last year regarding the restaurant would be used as starting point.
- Mr. Martinez reported on the common area renovations. The project is within budget, but funding is required for additional items including audio equipment, computers for the multipurpose rooms, new appliances for the card room kitchens, signage, etc. The Board approved increasing the renovation budget by \$100,000 and approved a number of change orders that will be covered by the budget increase.
- The Board confirmed Mr. Lopez, who was elected treasurer at the last meeting, to be the Board's official representative regarding the common area renovations.
- The Board approved the expenditure of \$3500 for a realtor party to introduce realtors to our renovated look. The party will be held in the evening in the 1121 building where the renovations are virtually complete. Renovations to the 1111 building
- Mrs. Rosenblum announced that she planned to set up an informal committee to organize social events and activities for residents. Anyone wishing to participate should contact Mrs. Rosenblum.
- The Board approved a motion to ask the Enforcement Committee to evaluate a request by a resident to install protective netting on the balconies.
- Mr. Kahn raised the issue of replacing the balconies rather than repairing them repeatedly. He will investigate the feasibility of this. Mr. Ottavio suggested that the replacement of the windows should be a priority.
- At the Board meeting on June 8, the Board voted unanimously to approve the Restaurant Operator Selection Committee's recommendation of Corey King as the new restaurant operator. The committee's recommendation followed extensive investigation of over 50 applicants. Orientation meetings, multiple Site visits and interviews were held. Reference, criminal, credit and background checks were made. The committee was chaired by Gabrielle Ottavio. The other members included Judy Rosenblum, Irv Singer, Norma Blum and Joe Maura. Three finalists were chosen who made power point presentations to committee and board members. Corey King was the unanimous choice of the committee. Corey is an executive chef with over 10 years of experience. He has worked at the Radisson and Hilton hotels, private clubs, including the prestigious New York Yacht Club, restaurants, universities, including

Cal Tech and Tulane, and catering companies. He is a graduate of Johnson & Wales University. He was a specialist in the US Army Reserves for eight years. Corey has cooked for four U.S. presidents. He is experienced in more than 24 different cuisines and will include Italian dishes on his menus. He can also meet special dietary requirements and has experience in providing Seders and other High Holiday meals. He is enthusiastic about adding additional features to the restaurant, such as poolside service and an enhanced bar with Happy Hours. He is married and has four children. His wife, Diana, will work with Corey doing marketing and handling the finances.

- Since all of the candidates requested improved equipment, deep cleaning and general updating of the kitchen, the Board approved the expenditure of \$65,000 from the reserves for this purpose.
- The restaurant is expected to reopen in late September or early October.

TREASURER'S REPORT

- For the first quarter ending March 31, 2011, revenue exceeded the budgeted amount by approximately \$1,400, and expenditures were lower than budget by approximately \$43,300; resulting in total revenue exceeding expenditures by approximately \$44,700. The significant variances in expenditures were attributed to property insurance premiums and personnel costs being lower than budgeted but partially offset by utility costs (principally oil and gas for the boiler, pool heaters and BBQ).

MANAGER'S REPORT

- Buildings are now referred to as Tower I and Tower II instead of Phase I and Phase II.
- Replacement of the sliding glass doors scheduled for 2011 has begun. The office is now taking requests for 2012.
- Residents who are leaving for the summer should remove all items from their balconies and notify the office so that the shutters can be closed in preparation for hurricane season.
- Residents whose guests will be visiting the Towers when the residents are away must register the guests with the office in advance of any visits.
- Any residents who have changed the locks on their apartments need to make sure the office has copies of the keys.
- Replacement of all the parking bumpers continues and should be completed within a year.
- New luggage carts are now available at each elevator landing in the Upper and Lower Garages.
- New pool furniture has been installed. New chairs for the beach have been ordered.
- Please make sure you have a decal on your car indicating your assigned parking space. The decals are available from the office.
- The Enforcement Committee is currently reviewing the Towers Rules and Regulations and will have a report at the next Board meeting.

- As of July 16, all small packages will once again be held in the lobbies of each Tower since renovations to Tower II are 95% finished and 70% to Tower I. Receiving will no longer be open on Saturdays.

ANNOUNCEMENTS

- Taxis are now 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. In addition, students whose backpacks have wheels are 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 is asked to use the garage exits and not go through the lobby.
- 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.
- 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. The charging areas are for that purpose only and are not to be used as parking spaces.
- 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. Please don't ever block the driveway, make sure your car is close to the curb so that other vehicles can get by.
- 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.
- 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, Mario Lopez at mrlopez1@bellsouth.net, Ricardo Martinez at ricardomartinez@bellsouth.net, Tony Ottavio at tonyottavio@prodigy.net, Alison Owen at aowen310@aol.com, Alan Kahn at alankahn@bellsouth.net, 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. Meetings are once again being held in the Conference Room in Tower II where they will soon 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 with your updated information.

The Towers' website can be accessed at www.tkbonline.com.

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