



# 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.

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- There were no Board Meetings during the summer months. However, work on finalizing the specifics of the lobbies and common areas repair project continued and a contract should be signed shortly. We anticipate that work should begin within the next calendar quarter after contracts have been executed.
- We are happy to report that the project will be well within the established budget.
- During the summer we have held extensive meetings with the proposed contractor, selected sub-contractors, as well as a cross section of Village of Key Biscayne building officials responsible for key building functions such as construction and demolition, floor refurbishing, plumbing, electrical, and so forth to pre-screen our project with them, get their feedback, to allow us to anticipate and plan for our project permitting requirements to ensure that the project can be initiated and move forward as quickly and smoothly as possible.

### **MANAGER'S REPORT**

- Pressure cleaning and painting of Phase I is almost complete in spite of the torrential rains that have caused delays. Work on Phase II is expected to begin in October. The engineer who is checking the work makes regular inspections.
- Work on roofing the porte cocheres, the overhangs to the front entrances, has been completed on Phase I and Phase II.
- The restaurant is closed for vacation and will reopen on September 29.
- Touch up painting of the hallways continues on an ongoing basis.
- Any resident who has any difficulties with the unit's front door lock should contact the office for a replacement.
- Flickering lights within a unit are usually an indication that the electrical box needs to be replaced. The unit owner needs to call in a licensed electrician to do this work.

### **ANNOUNCEMENTS**

- Food is not permitted in the pool areas. Food attracts ants, and some residents have been bitten.
- Please be considerate of other residents and do not honk your horn either at the front gate or at the entrances to the garages.

- 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.
- 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.
- 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).
- 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.
- Please have your air conditioning checked periodically by an air conditioning company to avoid leaks and carpet damage.
- 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-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