



# 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 Khan, Mario Lopez, Judy Rosenblum.

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### BOARD MEETINGS

- At the Board meeting on June 24, it was explained that the delay in starting the lobby and common area renovations was mainly due to the holdup in obtaining permitting from the Village of Key Biscayne. The Board approved a 45-day extension to the final completion date by the contractor because of the permitting delays.
- Mr. Ottavio presented a proposal to install LED lighting in the areas to be renovated. Although the initial cost is higher, there is an eventual cost saving because of low energy use and long bulb life. The board voted to approve the additional expenditure, which is still within the overall budget for the project.
- The current manager's contract will expire on September 31, 2010, it was renewed for a term of 39 months on August 31 2010 with a commencement date of October 1, 2010.
- Mrs. Rosenblum, chairperson of the Restaurant Committee, announced that a survey would be sent to all residents asking for feedback. The Board approved the expenditure of \$3500 to hire a restaurant consultant to assist the committee.
- At the Board meeting on September 2, Jeff Ducker of Kane & Company presented the 2009 audited financial statement. Copies of the audit are available in the office. Mr. Ducker said that the Towers are in a solid financial position.
- Mrs. Gabrielle Ottavio presented the results of the restaurant survey prepared by Mrs. Rosenblum and Mrs. Ottavio.. Over 200 residents responded. Approximately 92% want a restaurant on the premises. Respondents felt the restaurant decor could use some updating. Service was rated as excellent. A majority asked for some lighter and more casual menu items. Copies of the summarized survey responses as presented at the Board meeting are available in the office.
- The Board voted to ADD an additional \$5,000 (\$15,000 was already approved in the 2010 budget) to hire a landscape consultant and pay for materials to restore the Japanese garden, following work done there to repair leaks from the pond to the garage below.
- The Florida Condominium Statutes have been modified to allow the association to limit common area usage and voting rights to owners who are delinquent in their maintenance payments. The Board voted to adopt the new law which means that owners who are delinquent in their payments will be denied use of: car window transponders (they will have to enter through the guest lane), the gym, swimming pools, and all other common area facilities and spaces. All owners will receive 30 notices that this new law will be going into effect.

- The Board approved two construction change orders for smoke detectors and fire sprinklers, required by the Village of Key Biscayne, at a cost of approximately \$32,000. The amount is within the overall Lobby and Common Areas Repairs budget.

## **TREASURER'S REPORT**

- The July financials show an excess of \$1,033,320 in the operating account and an excess of \$1,364,324 in the reserve account. There is a balance of \$104,217 in the security deposit account. Our net income is slightly over \$74,933.
- We have 11 units in foreclosure. We are aggressively collecting outstanding debts from renters when possible.
- We do not anticipate any increase in the Reserve or Operating Budgets for 2011. We will be adding trash chute repairs to the 2011 Reserve Budget.

## **MANAGER'S REPORT**

- Repairs to the lobbies and common areas are now well underway. Meetings are held regularly with the contractor to monitor progress and properly record expenditures.
- The children's playroom is closed until further notice because of construction in the Phase II elevator lobby.
- All the card rooms are currently closed because of construction. The atrium in Phase I available for card playing for the next month or so.
- The restaurant will be closed until October 5 for the annual vacation, during which time our periodic painting, maintenance and repairs to the walls, floor and lights will be performed.
- Repairs to a leak in the expansion joint under the fishpond have been completed.
- Painting of the buildings has been completed.
- 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 in March of 2011. The office is now taking requests for 2012.
- Resurfacing of the tennis courts has been delayed until next year because of the heavy construction schedule.
- Installation of improved lighting in the garage is underway. This is an ongoing maintenance project that will reduce energy costs.

## ANNOUNCEMENTS

- **Colonial Bank has been purchased by BB&T. All communications should now be addressed to BB&T. Please note, that there is no change to the Lockbox mailing address. The correct envelope is enclosed. Included in this mailing you will also find updated information for those of you who make wire transfer payments.**
- Packages will not be held at the Phase II 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).
- Village Fire Codes prohibit parking 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 down the ramp and turn off the motor to reduce noise and emissions.
- 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. **Please don't throw cigar or cigarette butts off the balconies.**
- Owners and guests must use approved yellow towels at the pools. All owners should purchase an appropriate set of towels. 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.
- 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 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 a manual transponder on a temporary basis because you are using a rental car, you may obtain a temporary 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 [alankhan@bellsouth.net](mailto:alankhan@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