



# 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 August 25, William Cole, the association accountant from Kane & Co., presented the 2010 audited financial statement. Copies of the audit are available to owners at the office.
- The renovation of the lobbies and common areas is almost complete. Mr. Lopez announced that the whole renovation project is approximately \$24,000 under budget. The budget was \$1,510,000.
- The Board voted to ratify the contract with Corey King as the new restaurant operator. Corey and his wife Diana, who will work with him, were introduced at the Board meeting. Corey's selection was approved by the Board at the June meeting following the recommendation of the Restaurant Operator Selection Committee who did extensive investigation of over 50 applicants. The restaurant, to be called Saporis, will open in October.
- The Board ratified the hiring of Jeffrey R. Zephir to undertake the inspections required for the 40-year recertification process. This recertification is required by Miami-Dade County to make sure that older buildings are properly maintained. The inspections will take place during the months of September and October. The inspections of individual apartments will take only a few minutes, and unit owners will be notified in advance. The inspector must have access to all units. If you have any questions about the process, please contact the Towers office.
- The Board ratified the installation of pavers in front of Towers I and II and on the beach paths. Installation of the pavers has been completed.
- As of July 2010, condominium associations have the right by law to suspend the use of the common areas to units for non-payment of the maintenance. The Board voted to authorize the suspension of the use of common areas to the following delinquent units: A303, A304, A801, A906, B806, C605, C1202, C1203, D508, E201, E604, F407, F905 & F1003. The Board also approved the posting of the list of these units.
- The Board approved the purchase of new furniture for the terrace of the restaurant, not to exceed \$6,500.
- Since most residents now have cell phones, Mr. Maura suggested that the phones in upper and lower garages are an unnecessary expense and should be removed. The Board voted to do so.
- Based on the proposals received for the replacement of the trash chutes, the Board moved to increase the previously allocated \$90,000.00 to an amount not to exceed \$120,000.00.
- Responding to concerns involving child safety on the balconies the Board

moved to allow the installation of trellises or netting on balconies, only from the top of the balusters to the floor. The installation must have prior approval from management.

- The Board approved the installation of air conditioning in the pool bathrooms and cabana.
- Following discussion on using the Ladies' Gym for other purposes, the Board decided to make it a Coed Gym and asked Mr. Maura to find money for a treadmill.
- In the interests of making the Towers' office more accessible and inviting, the Board agreed to replace the frosted glass in the door with clear glass.
- A meeting to ratify the Towers' revised Rules and Regulation, which was scheduled to take place prior to the regular meeting, was suspended because of the length of the regular meeting agenda. The Rules and Regulation meeting will be rescheduled, and the owners will be notified.
- Revised expense guidelines listing which expenses can be approved by written authorization of the manger and which require Board authorization were reviewed and approved. A copy is available in the office.

### **TREASURER'S REPORT**

- For the six-month period ending June 20, 2011, revenues exceeded expenditures by approximately \$115,000. Revenue was approximately \$6,000 higher than originally budget. However, expenditures had a net reduction from budget of approximately \$109,000. The two items where actual expenditures exceeded budgeted amounts were for oil boiler and gas/BBQ and pool heater. The increase in expenditures for those two items in relation to budget was approximately \$102,000. The increases in those expenditures were partially offset principally by reductions in property insurance premiums and salary expense as no salary increases have been given to the employees in the current year. Although there is no absolute assurance that revenues will exceed expenditures for the year ending December 31, 2011 the current trend seems to point towards the probability that it will be so for this year.

### **MANAGER'S REPORT**

- An Open House will be held on September 28 to introduce the lobby and common area renovations to local realtors. There will also be a party on October 3 from 7 to 8 p.m. for residents to celebrate the completion of the project.
- The installation of Wi-Fi in the common areas and around the pools is being explored.
- New bicycle racks have been purchased, and residents need to use the racks and not leave bicycles in front of their parking spaces.
- New lights have been installed in the garage except in some areas that are inaccessible because of parked cars.
- The Towers web site has been totally upgraded. Much more information and photos are now available. The web site can now be updated in-house.

- The Tiki huts, which are showing a lot of wear, will be replaced in the month of November.
- There are still some new sliding glass doors available for installation in 2012. Contact the office if you wish to have new doors installed next year. Installation of new doors in all units should be completed in 2013.

## 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.
- **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. There have been several potentially harmful incidents.**
- 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.
- 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 or garbage bags on the floor. Residents who do not comply will be fined.
- 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.

- We are collecting books for our new library in the All Purpose room in Tower II. Please bring your donations to the reception desk at either lobby.

## 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), and Judy Rosenblum [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. 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](mailto:jmaura@tkbonline) with your updated information.**

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