

PARKVIEW POINT

CONDOMINIUM

Volume 19 Issue 7

Monthly Newsletter

January 2021

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thurs. 9:00 AM-5:00 PM
Friday 8:00 AM-4:00 PM
Lunch 1:30-2:30 PM
Sat.- Sun. Closed

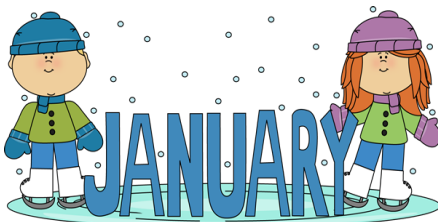
IMPORTANT #'S:

Security 305-865-1616
Building Office . 305-865-0429
Valet..... 305-865-3317
Website.. www.parkviewpoint.com
E-mail... info@parkviewpoint.com

BOARD MEMBERS

President..... Hugh Moore
Vice Pres. Stephen Biondi
Secretary..... Maria Iglesias
Treasurer Cesar Dalmau
Director Vuk Dinic
Director Carmen Santana
Director Miguel Portu
Director Jacobo Pares
Director Daniel F. Blanco

Manager Bryan Hoyos
Admin. Asst. .. Maria T. Combellas



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HAPPY NEW YEAR TO ALL!

¡FELIZ AÑO NUEVO PARA TODOS!



BOARD OF DIRECTORS MEETING MINUTES

Thursday, December 3, 2020 - Via Zoom - 7:30 P.M.

Board Members Present: Hugh Moore – President, Miguel Portu, Stephan Biondi, Vuk Dinic, Karmenchu Santana and Maria Iglesias- Secretary **The Castle Group:** Bryan Hoyos- LCAM-Property Manager and Carmen Cruz- Regional Director **Presenter:** Jeff Zagorski – Waste Connection.

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 7:35 pm.

PRESENTATION- Waste Connection Jeff presented a savings of over \$1,600 per month. The pickup schedule has been corrected, He promised a 15% savings if we contracted with him and he rendered a 35% savings to our condominium.

APPOINTMENT OF BOARD VACANCY – Jacob Pares (11L) Introduced himself and his value to Parkview Point Condominium. Karmenchu Santana made a motion to appoint Jacob Pares to the Board of Directors, Stephan Biondi seconded the motion. The Board voted in favor and Jacob Pares was voted onto the board with no objections.

OPEN FORUM

Dotty Baier asked about the status of the Insurance Claim. As per Hugh Moore, we have contacted the attorney. COVID has slowed down the process and our claim is still in process. The insurance company needs another opportunity to inspect the windows. With JC Field's departure from the building, Stephan Biondi has volunteered to be the lead on this case (Karmenchu Santana will be his backup). Dotty also asked about a Delinquency Update. Bryan explained that our accountants have reported that everyone is paid up. The process will continue for three units that continue to be delinquent.

Susan Weitz asked about the Seawall repairs. Bryan Hoyos explained that the agreement was signed with Quallman (who proposed to do the entire seawall for \$700K+). They have not yet started the work. Bryan reached out to another vendor, Shoreline Foundations who proposed a similar repair (\$586K+) utilizing Big

Continued on page 2

Board Meeting (cont. from page 1)

Boulders towards the end of the parking lot. Vuk Dinic suggested we entertain this option by asking Shoreline to present the Scope of Work (by 12/11/20) and present it to The Board at the meeting on 12/17/20. Susan also addressed her concern about the \$8,400 paid for the pool maintenance to Renovations, during the time the pool was NOT operational. The Board felt that we do not have the grounds to make any claims since they are no longer our building manager and 2 years that have lapsed. She also asked about S&K with respect to the air conditioning/ventilation issues. Bryan Hoyos explained that Pike Mechanical will be providing an analysis and Bryan will spearhead this project as well, to ensure the best system is designed for Parkview Point.

Veronica Marti questioned the ongoing issue with a balcony door (\$11K) that was contracted with an installer. Hugh explained that it was actually 3 windows and the balcony door, and we have had an ongoing issue with the permits at the City of Miami Beach. The owner was present on the Zoom call and spoke up. He has had a long term problem (since 2016). The city & the contractor have been the cause of these problems. Bryan committed to addressing this issue for a favorable resolve for the owner.

Bryan Hoyos responded to an inquiry about the election. From the 136 votes, 46 were from owners who do not live on property. He also explained the Trash Shoot has a hole that needed to be addressed. The firm quoted \$9,800 to replace the shoot. Bryan contacted a welder who would repair it for \$2,500. Vuk Dinic makes a motion to approve the welding. Karmenchu Santana seconded the motion. The Board voted and the motion passed.

MEETING ADJOURNED: 9:34 pm

(Motion to Adjourn by Maria Iglesias, seconded by Miguel Portu)

RESPECTFULLY SUBMITTED BY: Maria Iglesias –Secretary



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KETO Pancakes

- 4 eggs
- ½ cup almond flour
- 1 tsp baking powder
- 1 tbsp butter
- 4 oz cream cheese

Heat a skillet to medium, and let the pan get hot while you make the batter. In a medium bowl, briskly whip the eggs together. The more air you whisk into them, the fluffier the pancakes will be. Add the cream cheese and almond flour to your beaten eggs; whisk together until well combined. Add the butter to your hot skillet, and pour about 3 tablespoons of batter into the pan; cook until golden, flip and cook again until golden (about 2 minutes on each side). Continue with the rest of the batter. Serve with butter and sugar-free syrup.


KETO Pancakes

INGREDIENTS:

- 4 EGGS
- ½ CUP ALMOND FLOUR
- 1 TSP BAKING POWDER
- 1 BUTTER
- 4 OZ CREAM CHEESE

INSTRUCTIONS:

1. HEAT A SKILLET TO MEDIUM, AND LET THE PAN GET HOT WHILE YOU MAKE THE BATTER.
2. IN A MEDIUM BOWL, BRISKLY WHISK THE EGGS TOGETHER. THE MORE AIR YOU WHISK INTO THEM, THE FLUFFIER THE PANCAKES WILL BE.
3. ADD THE CREAM CHEESE AND ALMOND FLOUR TO YOUR BEATEN EGGS; WHISK TOGETHER UNTIL WELL COMBINED.
4. ADD BUTTER TO YOUR HOT SKILLET, AND POUR ABOUT 3 TABLESPOONS OF YOUR BATTER INTO THE PAN. COOK UNTIL GOLDEN, FLIP AND COOK AGAIN UNTIL GOLDEN (ABOUT 2 MINUTES ON EACH SIDE).
5. CONTINUE WITH THE REST OF THE BATTER.
6. SERVE WITH BUTTER AND SUGAR-FREE SYRUP.



Panqueques KETO

- 4 huevos
- ½ taza de harina de almendras
- 1 cucharadita de levadura en polvo
- 1 cucharada de mantequilla
- 4 oz de queso crema

Caliente una sartén a fuego medio y deja que la sartén se caliente mientras hace la masa. En un tazón mediano, batir enérgicamente los huevos. Cuanto más aire les agregue, más esponjosos estarán los panqueques. Agregue el queso crema y la harina de almendras a los huevos batidos; batir hasta que esté bien combinado. Agregue la mantequilla a su sartén caliente y vierta aproximadamente 3 cucharadas de masa en la sartén; cocine hasta que estén doradas, voltee y cocine nuevamente hasta que estén doradas (aproximadamente 2 minutos por cada lado). Continuar con el resto de la masa. Sirva con mantequilla y almíbar sin azúcar.

New Year, New You

Beginner total body workout: Do 3 to 4 sets of each exercise for 30 seconds and rest 15 seconds between each move.

Año Nuevo, Un Nuevo Tú

Entrenamiento de cuerpo completo para principiantes: Haga de 3 a 4 series de cada ejercicio durante 30 segundos y descanse 15 segundos entre cada movimiento.

High Knees



Jumping Jacks



Squats



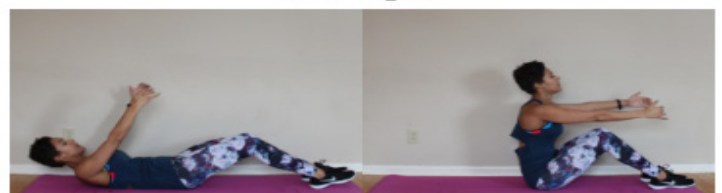
Lunges



Push Ups



Sit Ups



Plank



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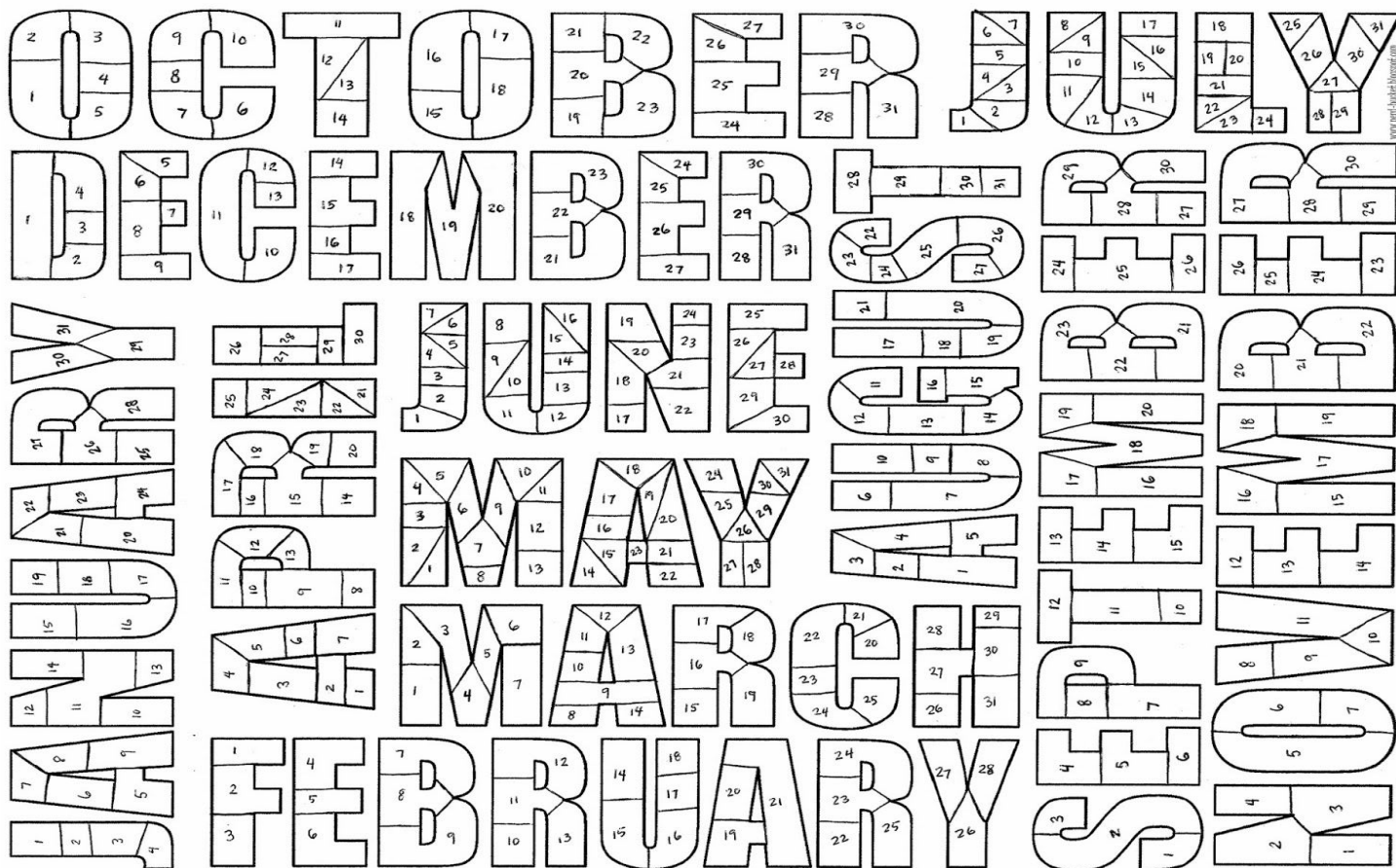
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