



Grandview PALACE *Newsletter*

Volume 8 Issue 7

A Newsletter for the Residents of Grandview Palace Condominium Association

August 2019

GRANDVIEW PALACE Condominium Association, Inc.

7601 E Treasure Drive #25
North Bay Village, Florida 33141

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Website.. www.grandview-Palace.org

OFFICE HOURS

Monday - Friday..... 8 a.m. - 6 p.m.

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BUILDING PROJECTS

Pool Deck:

The pool deck is now open to our residents to use the Jacuzzi and Kiddie Pool. All violations pertaining to this project were removed by the City of North Bay Village inspector at the end of July. Enjoy the new showers that were installed. Please observe the deck rules: smoking, music, glass and food are not allowed in the pool area. The main pool will remain closed until the end of September.



Halo Light:

GVP will soon have a new look. There will be a blue light around the roof of the building adding a modern element. The City has approved the permits and the electrical job is in progress. Will call for an inspection on Friday August 16th, 2019 and installation of the lights will follow. This will take approximately 2 more weeks.

Trash chutes:

Additional trash chute repairs were completed this week. So far, floors PH2, PH1, 24, 22 and 17 have been repaired. Floors 4 and 8 will be the last floors to complete.

Concrete Work:

National Concrete has been working on G1 ramp at parking level concrete was poured on G1 parking. A new contention wall is ready and inspections blocks will be installed next week on Monday August 19th will be installed on G1 at parking level as well as G1 parking ramp in order. After this process we will need to wait 4 days mandatory for the concrete to dry out. Followed by the pouring of the new concrete, the engineer has approved the relocation of the shoring along with the new marking to continue with the demolition process on G1. This will include partial deck demolition and some other areas, full demolition. At the rate of the work being done we should be able to complete this project no later than the third week of September, if there are no complications and delays from the engineers and city inspections. Keep in mind that that for every part of the job completed, we need to get inspected and approved to move on the next.

Continued on page 2



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Building Projects (cont. from page 1)

Post Tension cables:

The inspection by the engineer on July 24th resulted in a count of 26 PT cables that needed repair. We will start this project on Monday August 19th on Lobby 1 area.

Pets:

Dogs on leashes are required in or promenade and marina area and since July 1st, we have fined over 12 cases and have removed from our property 5 others who belonged to the adjacent buildings. Please keep on reporting dogs that do not belong to GVP to the front desk 305 865 8710 and those without a leash. Our cameras are a great asset and we can have it well documented. All pets are to be transported in a pet stroller or carried on. Pets on the hallways on or off the leash are an automatic fine.



FOBS:

All residents are required to use their access key when entering the building. Residents shall not give building entry key to guests, tradesmen, day servants, or other persons seeking entry. Any resident responsible for violating this rule will be fined.

Parking:

Please keep in mind, there is no free parking at GVP. You either got to own or rent a spot to park in our building. Motorcycles and scooters have their own assigned parking spots for a decreased fee. Double parking in any area of our garage is not allowed and you will be ticketed and towed. Parking decals are to be displayed on the front left upper or lower corner of the driver side. Decals must match your vehicle and the parking space number registered in the office.

Guests should park in the K-lot at all

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CR	AL1047361	33160	20002 Collins MIAMI, FL 33160		234	4	5	\$4,750,000	\$1,768.70	\$1,207.3	\$4,100,000	4,305
CR	AL1048100	33160	20002 Collins AVE MIAMI, FL 33160	JADE SIGNATURE	398	4	5	\$3,999,000	\$1,361.59	\$1,271.7	\$3,735,000	2,937
CR	AL1041622	33160	20002 Collins AVE MIAMI, FL 33160	JADE SIGNATURE	329	5	7	\$2,320,000	\$2,430.58	\$2,014.5	\$18,500,000	14,425

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Building Projects
(cont. from page 2)

times. Parking at the Restaurant and Gym assigned spaces will result in immediate towing without warning. Gym parking is for the gym members only, and members must display the **TD GYM sticker** also on the left lower or upper driver's side. Once those 13 gym spots are full, additional gym members are to park in the K-Lot.

Due to the construction some of the spaces were compromised and as a result, the management office had to use some of the employees' parking spots on G1, some in the K-Lot and 6 cars on the retail spaces. All of these vehicles have been given a **BLUE parking pass** issued by the management office and are to be displayed on the cars dashboard at all times. At this point we have a total of 10 unregistered cars without a decal displayed on the front window. We have 4 owners that are out of the state or country that will not be towed. We are working on communicating with these owners to register their cars properly once they return. The remaining unregistered cars will be towed effective Friday August 16th.

Orchids:

Keep in mind, the association is happy to accept the donation of your flowerless orchids. Just drop them off at the front desk and our maintenance team will be happy to plant them in our premises.



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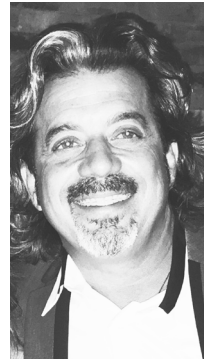
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