



Grandview PALACE *Newsletter*

Volume 8 Issue 11

A Newsletter for the Residents of Grandview Palace Condominium Association

December 2019

GRANDVIEW PALACE Condominium Association, Inc.

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

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

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Grandview Palace Updates and Reminders

The Board of Directors would like to wish all residents at Grandview Palace Condominium Happy Holidays and a Happy New Year!

Fire Alarm: A new contract was signed with Chi Alarms to install a Digital Voice Command Fire Panel. The Fire Marshall reviewed and approved the final version of the blueprints by December 13th, 2019. It will take approximately 2 weeks in order to obtain a process number in order to start work and have a functional system. First phase will take approximately 6 months. Second phase will be determined.

Concrete Work: National Concrete has completed the work on Lobby 1 and G1 parking level south side General contractor poured the slab located on the East side of G1 (central part) and the ramp between G1 and G2. Inspected and monitored the placement of 20 yards of 6500 PRPM concrete for the slab on the G1 East side and ramp between G1 and G2. Inspected ongoing concrete repair preparation at pool walls parking garage level 2 ramp areas. Inspected ongoing preparation for concrete repairs at ground floor column and G1 level Post-Tension Repair. At the rate of the work being done we should be able to complete this project no later than April, if there are no complications or delays from the engineers and city inspections. Keep in mind that for every part of the job completed, we need to get inspected and approved to move on the next.

Post Tension Cables: General contractor was working at the following places: Removing damaged cables on the North side of G1, cleaning and replacing steel on central part of G1, East side and Ramp between G1- and G2. General contractor was also working on chipping the spalls on the central area of G1 East side and the ramp between G1 and G2. Removing damaged cable from North side of

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G1 in compliance with permit. Inspected ongoing preparation work for concrete repair and future post tension repairs along north side middle level expansion joint. Inspected steel and post tension cable preparation and placement for concrete repair pour along narrow strip of slab on G1 level along north side of the ramp north expansion joint. Ready to work on 19 cables and will be able to continue with work and be in compliance with the City.

Pool Deck: The pool deck remains open to our residents to use the Jacuzzi and Kiddie Pool. 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 April.

No Airbnb in the City of North Bay Village is allowed and the same applies for Grandview Palace. A fine of \$100 will apply for those who challenges the system. Please report to the office if you see any units in our building up for rent thru Airbnb.

Guests: If you are expecting to receive guest for the holidays, please register them at the front desk to avoid delays granting them access to the building.

The association asks everyone to use caution when exiting the elevators. Housekeeping mops the elevator foyer on each floor frequently and although caution signs are in place, most still fails to pay attention. We want to keep this building clean and safe at all times.

Trash: All boxes must be taken to G2. Exiting the elevator foyer, please follow the blue dots to the larger container. Please remember not to throw boxes down the trash chute, that clogs the flow of the wet trash causing major setback to our cleaning operation.

Exterminator: If you are interested of having your unit fumigated for bugs and roaches, please contact the office. It is free of charge.

Holiday Décor: The holiday lights are now up and we sure hope you enjoy the decorations in the lobby. Please note all decorations must be done by January 6th, 2020. Including on the outside of the unit entrance and the balconies.

Pets: All pets are to be transported in a pet stroller or carried when in the common areas. All dogs must be walked with a

leash when on Grandview Palace property including the garages, promenade and marina. 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. 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 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 own or rent a spot to park in our build-

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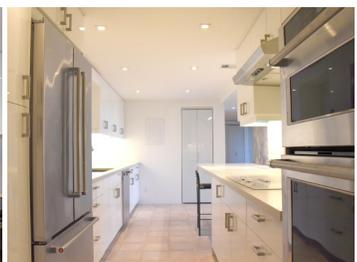
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Updates (cont. from page 2)

ing. 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 management office. Guests should always park in the K-lot and display the authorization yellow card, provided by the front desk. 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 9 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 these vehicles have been given a BLUE parking pass issued by the management office and are always to be displayed on the car's dashboard.

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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