



PARKVIEW POINT

CONDOMINIUM

Volume 18 Issue 2

Monthly Newsletter

August 2019

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 Thomas O'Connell

Director John C. Fields

Director Daniel F. Blanco

Manager ... Mercedes Albarracin

Admin. Asst. ..Maria T. Combellas



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Parkview Point Condominium, Inc.

MANAGEMENT REPORT

COMMON AREAS

- **Laundry Rooms:** Management coordinated installation of new laundry machines in all laundry rooms in accordance with contract amendment. Installation was carried out in two (2) days. Vendor made a recommendation to change all valves; Management working on getting pricing and already replaced three (3) valves in critical condition (PH, 7th and 5th floors).
- **Stairways:** Maintenance continues to put up mesh to prevent pigeons from entering stairwells.
- **Hot Water Issues:** Management reached out to vendor for continued troubleshooting over the past few weeks in order to resolve hot water issues in the top floors. After several adjustments, hot water issue is reported to be resolved.
- **Parking Lots:** Maintenance made progress with revitalization project by filling pot holes in both parking lots. Maintenance team also painted parking stops in the rear lot.
- **Cooling Towers:** In accordance to Parkview Point's preventive maintenance program Management scheduled the Cooling Tower cleaning service on Wednesday July 17th. For this reason, all A/C units were turned off on Wednesday July 17th 9am-2pm. As part of the cleaning process done by our vendor, maintenance team assisted in doing back flushes in some A/C units as well as clearing out A/C valves in underground garage to release debris in system. The A/C room in the lobby was also cleared out of misc stored items.

GROUNDS / MAINTENANCE

- **Landscaping:** Groundskeeper re-trimmed hedges around perimeter of property.
- **Groundskeeper** weeded back lot.

SPECIAL PROJECTS

- **Stairway Railings:** Installation started on Monday 05/06 and continues on. Estimated time left +/- 3 weeks.
- **Pool:** Pool was re-opened as originally scheduled on July 4th. Additional minor work to be done including small cracks on deck, detailing of grout, etc.
- **Violation Notice (Seawall & Pool):** City officials posted red tag on 05/23 in reference to a 2017 Violation that is still outstanding. Obtained extension through 12/2019. Survey estimate approved, and engineer's office acknowledged receipt of signed proposal. Surveyors were onsite for a few days in July. Once survey is complete engineer can be engaged to design and prepare bid documents.
- **Window Sealing Project:** 222 units have been sealed. Seven units have rejected sealing. Management hired two new temps. Management prepared communi-

Continued on page 2

Management (cont. from page 1)

cations in English and Spanish to schedule access for the last few units still needing window sealing, as well as created waiver template for units who wish to reject the sealing.

ADMINISTRATION

- **Insurance:** Management coordinated and attended final attorney interviews and attorney was selected by the Board. Management in continued communication with attorney to prepare claim documents.
- **T-Mobile Antenna:** In light of motion carried at the 05/30 Board Meeting, Management contacted Association attorney to prepare cancellation of T-Mobile Antenna agreement. Management provided attorney opinion to Board. Management prepared termination letter and sent via Certified Mail.
- **Window Repairs & Replacement:** Management requested and obtained opinion letter from attorney regarding Window Replacement at Parkview Point. Provided Board with document and summarized key items. Awaiting Board review and decision.
- **Unit under Association Control:** Vacant since end of February. Management received communication from legal rep for mortgage company who is preparing to foreclose. Per Board instruction Management asked Association

Attorney to file answer and monitor the foreclosure.

- **Hurricane Preparedness:** Management updated Hurricane Plan for the property. Management and Maintenance Supervisor visited sister Castle Group property on Thursday 06/13 for training on Dry-Run (hurricane preparation SOP simulation). This training assisted Management in preparing property-specific procedures. Once procedures are finalized Management will schedule a Dry-Run as well.
- **Finances – Collections:** Management was able to reduce A/R by \$40,000K through 06/30. Efforts continue through the month of July by following up with delinquent unit owners.

- **Finances – Line of Credit:** In light of motion carried at the 05/30 Board Meeting, Management contacted Association attorney to provide opinion re: Banco Popular line of credit agreement. Management in continued communication with Attorneys and Bank to finalize line of credit funding.

Important Dates

- July 18th – BOD Meeting (re-approval of Line of Credit with Attorney verbiage)
- July 23rd – Finance Committee Meeting
- July 24th – Regular BOD Meeting

Thank you,
Mercedes Albarracin, LCAM

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Friendly Reminders

DON'T BE A LITTER BUG – Throwing cigarette butts from balconies and windows is considered littering and a cause of contamination since the filters are harmful to fish and fauna.

ONLY SERVICE ANIMALS ARE ALLOWED – Proper documentation must be presented prior to entry. This rule extends to visitors and/or guests. Dogs must always be on a leash. When traveling in the elevator be mindful of the proximity between your dog and other residents in the cab.

GOOD NEIGHBORS CURB THEIR DOGS – Dog waste transmits disease and kills landscaping; for this reason dogs are not allowed to relieve themselves anywhere on property.

RESPECT QUIET TIMES – Remember your floor is your neighbor's ceiling. Please keep in mind that moving furniture, hanging pictures, horseplay and other activities that may cause loud noises are only allowed between 9:00am and 5:00pm. Quiet time must be observed outside of this window and all day during weekends or holidays. Additionally, please maintain a reasonable volume when watching TV or listening to music as to not disturb your neighbors.

PLAY OUTSIDE – Our hallways are not skating rinks or playgrounds. No playing, running, skateboarding, rollerblading, hover boarding, or any other similar activity is allowed on building grounds, including but not limited to hallways, breezeways, pool deck and parking lot.

HELP US PUT THE PESTS TO REST – The Association provides monthly pest control service inside units upon request. Whenever the treatment is not completely successful, we can increase the frequency to twice a month, HOWEVER - the

treatment is only as good as you allow it to be. You must allow access to the unit in order to perform the service, and the unit must be kept clean and free of clutter. We ask that you follow this advice:

- Do not store cardboard or paper/plastic bags in small, dark areas, such as drawers. This creates the perfect home for pests!
- Do not leave damp items around - pests actually use these items as watering holes!
- Make sure crevices near appliances are covered. The warmth emitted from appliances, combined with a small dark area creates the perfect home for pests!
- Do not leave trash, leftovers, or pet food laying around - pests feast on these!
- SPREAD THE WORD! Treatment is more and more effective as units remove these attractions. Talk to your neighbors about these pest control tips in order to multiply the effect.

THINK OUTSIDE THE TRASH – Garbage disposal goes beyond the chute. Keep these points in mind as you discard any items:

- Only bags down the chute. No loose trash or individual items. Make sure

all bags are tied securely as to prevent them from opening on the way down.

- Use the recycling bins only for recycling items. Refer to the signs in the trash rooms to dispose of waste correctly.
- Bulk and/or large items must be brought down. Contact the office for hours.

DOOR DINGS HURT – Be considerate and aware of surroundings when opening your car door. Door dings are preventable; park your vehicle inside the lines and open doors slowly.

HANGING EYE-SORES – No hanging of clothes, towels, sheets, etc. is allowed on your windows or balconies. Also, curtains, drapes, blinds, etc. must be in light colors such as beige or white.

KEEP YOUR PRIVACY – Please keep doors closed. Nobody wants to hear your conversations, music, etc. or smell whatever you are cooking. It is very unpleasant for other residents to have to smell what all other units are cooking or preparing.

Continued on page 4



Public Adjusting Services
Professional Insurance Claim Representation

GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

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IS YOUR ROOF LEAKING?

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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Reminders (cont. from page 3)

NO CONTAMINE - arrojar colillas de cigarrillos desde balcones y ventanas se considera basura y una causa de contaminación ya que los filtros son perjudiciales para los peces y la fauna.

SOLO SE PERMITEN PERROS DE SERVICIO - Se debe presentar la documentación adecuada antes de la entrada. Esta regla se extiende a los visitantes y/o invitados. Los perros siempre deben estar atados. Al viajar en el ascensor, tenga en cuenta la proximidad entre su perro y otros residentes en la cabina.

LOS BUENOS VECINOS CUIDAN A SUS PERROS - Los desechos de perros transmiten enfermedades y matan el paisajismo; Por esta razón, los perros no pueden aliviarse en ningún lugar de la propiedad.

RESPETE LAS HORAS DE DESCANSO - Recuerde que su piso es el techo de su vecino. Tenga en cuenta que mover muebles, colgar cuadros, juegos bruscos y otras actividades que pueden causar ruidos fuertes solo se permiten entre las 9:00 a.m. y las 5:00 p.m. Las horas de descanso fuera de este horario deben observarse y así como todo el día durante los fines de semana o feriados. Además, mantenga un volumen razonable cuando vea televisión o escuche música para no molestar a sus vecinos.

A JUGAR AFUERA - Nuestros pasillos no son pistas de patinaje o parques infantiles. No se permite jugar, correr, andar en patineta, patinar, andar en hover boards, o cualquier otra actividad similar en los terrenos del edificio, incluidos, entre otros, pasillos, corredores, alrededor de la piscina y estacionamiento.

ELIMINEMOS LAS PLAGAS - La Asociación brinda un servicio mensual de control de plagas dentro de las unidades a pedido. Siempre que el tratamiento no sea completamente exitoso, podemos aumentar la frecuencia a dos veces al mes, SIN EM-

BARGO, el tratamiento es tan efectivo según como usted lo permita. Debe permitir el acceso a la unidad para realizar el servicio, y la unidad debe mantenerse limpia y libre de desorden. Le pedimos que siga este consejo:

- No almacene bolsas de cartón o papel/plástico en áreas pequeñas y oscuras, como cajones. ¡Esto crea el hogar perfecto para las plagas!
- No deje elementos húmedos alrededor - ¡las plagas realmente usan estos elementos como abrevaderos!
- Asegúrese de que las grietas cerca de los electrodomésticos estén cubiertas. ¡El calor emitido por los electrodomésticos, combinado con una pequeña área oscura crea el hogar perfecto para las plagas!
- No deje basura, sobras o comida para mascotas tirada, ¡las plagas se deleitan con ellas!
- ¡CORRA LA VOZ! El tratamiento es cada vez más efectivo a medida que las unidades eliminan estas atracciones. Hable con sus vecinos sobre estos consejos de control de plagas para multiplicar el efecto.

NO OLVIDES LA BASURA - La eliminación de basura va más allá del ducto. Tenga en cuenta estos puntos al descartar cualquier artículo:

- Solo bolsas por el ducto. No arroje

basura o artículos sueltos. Asegúrese de que todas las bolsas estén atadas de forma segura para evitar que se abran al bajar.

- Use los contenedores de reciclaje solo para artículos reciclables. Consulte los letreros en los cuartos de basura para desechar correctamente la basura.
- Los artículos voluminosos o grandes se deben bajar. Póngase en contacto con la oficina para el horario.

LOS GOLPES EN LAS PUERTAS DUELEN - Sea considerado y consciente de los alrededores al abrir la puerta de su automóvil. Los golpes en la puerta se pueden prevenir; estacione su vehículo dentro de las líneas y abra las puertas lentamente y con cuidado.

¡QUE FEO SE VE! - No se permite colgar ropa, toallas, sábanas, etc. en sus ventanas o balcones. Además, las cortinas, persianas, etc. deben ser de colores claros como el beige o el blanco.

MANTENGA SU PRIVACIDAD - Mantenga las puertas cerradas. Nadie quiere escuchar sus conversaciones, música, etc., ni oler lo que esté cocinando. Es muy desagradable para otros residentes tener que oler lo que todas las demás unidades están cocinando o preparando.





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CA	A108272161	33180	JADE SIGNATURE 4305 SQ FT		234	4	5	\$4,750,000	\$1,398.70	\$1,207.3	\$4,300,000	4,305
CA	A104961100	33180	JADE SIGNATURE 4305 SQ FT	JADE SIGNATURE	398	4	5	\$3,999,000	\$1,361.59	\$1,271.7	\$3,735,000	2,937
CA	A10414011	33180	JADE SIGNATURE 4305 SQ FT	JADE SIGNATURE	329	5	7	\$22,320,000	\$2,430.58	\$2,014.5	\$18,900,000	14,425

Board Of Directors Meeting Minutes

Thursday, May 30, 2019
SOCIAL HALL - 7:00 P.M.

Board Members Present: Hugh Moore – President, Stephen Biondi – Vice President, Karmenchu Chorens, Vuk Dinic, Tom O’Connell and JC Fields. Not present - Maria Iglesias – Secretary, Cesar Dalmau- Treasurer, Fernando Blanco. Castle Group – Mercedes Albarracin, LCAM – Building Manager.

ESTABLISHED A QUORUM & CALL TO ORDER: at 7:04 pm by Hugh Moore- President.

ANNOUNCEMENTS: None.

APPROVAL OF MINUTES:

Vuk Dinic made a **motion** to approve the minutes of April 25, 2019. Seconded by Karmenchu Chorens. Without further discussion, motion carries unanimously.

REPORTS:

President’s Report: Nothing to report.

Treasurer/Finance Committee:

Cesar Dalmau not present, Hugh Moore presented balances:

Reserve	\$ 217,879.93
Operating	\$ 109,960.28
Claim Account	\$ 52,603.04
BPOP Loan Collateral	\$ 41,743.46
Security Deposits	\$ 78,010.94
Accounts Receivable	\$ 56,612.37
SPA Receivable	\$ 42,201.34

COMMITTEE REPORTS:

Finance Committee: Dotty, committee member, provided update in lieu of Cesar Dalmau, chairman not present. Meeting was held this week to go over April, will bring questions to manager. The Committee wants to concentrate in improving coding of invoices, removing miscellaneous categories, among other items. Dotty mentioned current

delinquency is higher on the SPA than on regular maintenance. Some questions posed to Management were: 1) what goes into lockbox vs straight to account? 2) how long does lockbox transfer take? 3) can collection of SPA be pursued in the same manner as regular maintenance?

Building & Grounds Committee:

Vuk Dinic updated attendees regarding status of multiple projects.

- **Pool:** Part of 50-Year Re-Certification. Granted a partial approval, continuing to work through task list for July 4th target opening date.
- **Concrete Restoration:** three (3) bids received, waiting on two (2) more. If we don’t collect SPA we cannot move forward. Vuk asked Finance Committee and Castle for help in collecting unpaid SPA to move forward.
- **Seawall:** Need permit by 12/2019. Report done by Falcon is unusable so will need to get a survey done. Once survey is complete an engineer needs to be engaged for the design aspect. Vuk Dinic made a **motion** to approve J. Bonfill proposal for seawall survey at \$11K, Stephen Biondi seconded. Without further discussion, motion carries unanimously.
- **Roof:** three (3) bids received, need three (3) more.
- **Windows:** need to get prices for building and individual units.
- **Railings:** Part of 50-Year Re-Certification. On schedule, 8 week estimated completion.

Amendment Committee: Nothing to report.

MANAGER’S REPORT: Mercedes Albarracin presented Monthly Manager’s Report (see attached report).

OLD BUSINESS:

50 year Certification Completion - addressed above (4.b.1 and 4.b.6).

NEW BUSINESS:

- **Motion to approve quote for seawall survey:** addressed above (4.b.3)
- **Motion to approve Popular Bank line of credit:** Stephen Biondi presented two options to the Board (\$3M for 10 year @ 4.95% and 15 year @ 5.25%). JC Fields made a **motion** to approve Popular Bank line of credit for \$3M with 10 year option and contingent on attorney review and approval, Vuk Dinic seconded. Without further discussion, motion carries unanimously.
- **Revisit T-Mobile Rooftop Lease Agreement:** Tom O’Connell presented findings regarding safety concerns relating to 5G. Tom O’Connell made a motion to cancel contract with T-Mobile, JC Fields seconded. Discussion was held regarding monies received so far (incentive and first month rent). Hugh made amended **motion** to include contacting attorney for preparation of termination letter, Tom seconded. Without further discussion, motion carried with five (5) votes, Vuk abstained.

OPEN FORUM:

- Management announced AC was set at 74 degrees in all floors as this is the optimal balance of humidity control and power usage.
- Management was instructed to remove signs and bulletin board when not in use as residents become blind to them when they are always up.

ADJOURNMENT: 9:15pm

Respectfully Submitted By:
 Maria Iglesias –Secretary

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