

PARKVIEW POINT

C O N D O M I N I U M

Volume 19 Issue 6

Monthly Newsletter

December 2020

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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**MERRY CHRISTMAS AND HAPPY NEW
YEAR TO ALL OUR DEAR RESIDENTS!**

**FELIZ NAVIDAD Y UN FELIZ AÑO NUEVO A
TODOS NUESTROS QUERIDOS RESIDENTES!**

REMINDER

Due to the current conditions related to COVID-19, and the increase in reported cases, we will continue with our Phase II plan. Please read below for the guidelines to follow within Parkview Point. We appreciate your patience during these difficult times and ask that you comply with these guidelines at all times and until further notice.

APPROVED PLAN PHASE II IN EFFECT UNTIL FURTHER NOTICE Management & Staff

Management returns to normal operation schedule. Sick teammates or those still eligible to work remotely will be handled on a case by case basis

- Site staff must wash hands often with soap and water for at least 20 seconds
- Avoid touching your eyes, nose, and mouth with unwashed hands
- Use mask when walking around common areas
- Promote frequent cleaning of high touched surfaces
- Maintain a 6-foot perimeter of distance between you and everyone else
- Vendor interaction in person would be handled by appointment if possible
- Only one party allowed in the management office at a time

Non-Residents

A maximum of two (2) visitors per unit per day is allowed.

- Social distancing remains in place, with no gatherings of more than 10 people, depending on size of space
- Visitors must use a mask when accessing the common areas
- Non-essential contractors such as handymen, remodeling projects and repairs may resume operations while still following social distancing protocol
- Provide hand sanitizer – if available
- Maintain a 6-foot perimeter of distance between you and everyone else
- Vulnerable populations i.e. over 65 years of age or those with compromised immune systems should remain sheltered in place.

SWIMMING POOL

- Pool is only open to residents; no visitors or guests allowed.
- Only ten (10) people are allowed in pool & pool deck.
- Residents must check in at front desk;
- 2-hour limit when others are waiting
- Furniture on the pool deck will be stacked. Residents may bring their own chairs.
- Residents must follow markings on deck to allow for six feet of separation
- Entry through terrace gate only; exit through valet gate only.

RECORDATORIO

Debido a las actuales condiciones relacionadas con COVID-19, y el incremento de casos reportados continuaremos con nuestro plan Fase II. Lea a continuación las pautas a seguir dentro de Parkview Point. Agradecemos su paciencia durante estos tiempos difíciles y le pedimos que cumpla con estas pautas en todo momento y hasta nuevo aviso.

PLAN APROBADO FASE II EN EFECTO HASTA NUEVO AVISO

Administración & Empleados

La gerencia vuelve al horario normal de operación. Los compañeros de equipo enfermos o aquellos que aún son elegibles para trabajar de forma remota serán tratados caso por caso

- El personal del sitio debe lavarse las manos a menudo con agua y jabón durante al menos 20 segundos.
- Evite tocarse los ojos, la nariz y la boca con las manos sin lavar.
- Use máscara cuando camine por áreas comunes
- Promueva la limpieza frecuente de superficies muy tocadas
- Mantenga un perímetro de 6 pies de distancia entre usted y todos los demás
- La interacción del proveedor en persona se manejará con cita si es posible
- Solo se permite una de las partes en la oficina de administración a la vez

No Residentes

Se permite un máximo de dos (2) visitantes por unidad por día.

- El distanciamiento social permanece en su lugar, sin reuniones de más de 10 personas, dependiendo del tamaño del espacio.
- Los visitantes deben usar máscara al acceder a las áreas comunes.
- Los contratistas no esenciales como operarios, proyectos

de remodelación y reparaciones pueden reanudar las operaciones mientras siguen el protocolo de distanciamiento social.

- Proporcione desinfectante para manos, si está disponible
- Mantenga un perímetro de 6 pies de distancia entre usted y todos los demás
- Las poblaciones vulnerables, es decir, mayores de 65 años o aquellas con sistemas inmunes comprometidos deben permanecer protegidas en su lugar.

PISCINA

- La piscina solo está abierta para residentes; No se permiten visitantes ni invitados.
- Solo se permiten diez (10) personas en la piscina y la cubierta de la piscina.
- Los residentes deben registrarse en la recepción;
- Límite de 2 horas cuando otros esperan
- Las sillas de la piscina serán guardadas. Los residentes pueden traer sus propias sillas.
- Los residentes deben seguir las marcas en la cubierta para permitir una separación de seis pies
- Entrada a través de la puerta de la terraza solamente; salga solo por la puerta del valet.

COOKS CORNER

Enjoy a Brie Puff Pastry before your Holiday Dinner this year

Ingredients:

- 1 round (13.2 oz) Brie Cheese
- ½ cup crumbled blue cheese
- 1 sheet frozen puff pastry, thawed
- ¼ cup apricot jam
- ½ cup slivered almonds, toasted
- 1 large egg, lightly beaten
- Assorted crackers of your choice



- 1) Pre-heat oven to 400 degrees. Cut Brie horizontally in half. Sprinkle bottom half with blue cheese; replace top.
- 2) On a lightly floured surface, roll pastry into a 14-in. square. Trim corners to make a circle. Spoon jam onto center of pastry; sprinkle with almonds. Top with Brie.
- 3) Lightly brush edges of pastry with beaten egg. Fold pastry over cheese, pinching edges to seal; trim excess pastry as desired.
- 4) Transfer to an ungreased baking sheet, seam side down. Brush pastry with beaten egg. Bake until golden brown, 20-25 minutes.
- 5) Immediately remove from pan to a serving plate; let stand 45 minutes before serving. Serve with crackers.

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Rincón de la Cocina

Disfrute de un hojaldre con Brie antes de su cena navideña este año

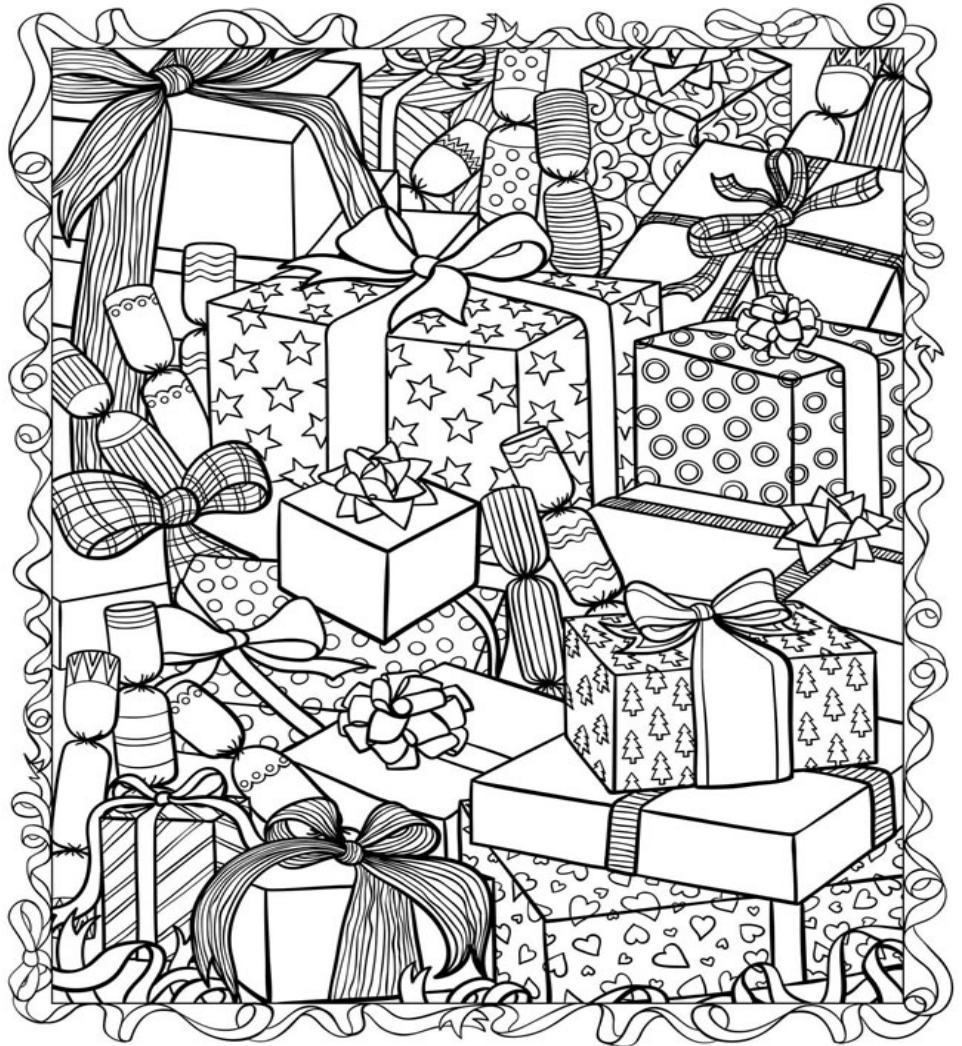
Ingredientes:

- 1 rueda (13,2 oz) de queso Brie
- ½ taza de queso azul desmenuzado
- 1 hoja de hojaldre congelado, descongelado
- ¼ de taza de mermelada de albaricoque
- ½ taza de almendras rebanadas, tostadas
- 1 huevo grande, ligeramente batido
- Surtido de galletas de su elección

- 1) Precaliente el horno a 400 grados. Corta el brie horizontalmente por la mitad. Espolvorea la mitad inferior con queso azul; reemplace la parte superior.
- 2) En una superficie ligeramente enharinada, enrolle la masa en un molde cuadrado de 14 pulgadas. Recorta las esquinas para hacer un círculo. Coloque la mermelada en el centro de la masa; espolvorear con almendras. Cubra con Brie.
- 3) Pinte ligeramente los bordes de la masa con huevo batido. Dobra la masa sobre el queso, pellizcando los bordes para sellar; recorte el exceso de masa como desee.
- 4) Transfiera a una bandeja para hornear sin engrasar, con la costura hacia abajo. Unte la masa con huevo batido. Hornee hasta que estén doradas, 20-25 minutos.
- 5) Retire inmediatamente de la bandeja a un plato para servir; deje reposar 45 minutos antes de servir. Sirva con galletas saladas.



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WAS YOUR CLAIM DENIED OR UNDERPAID?

BOARD OF DIRECTORS MEETING MINUTES

Thursday, October 29, 2020 - Via Zoom - 7:30 P.M.

Board Members Present: Hugh Moore – President (arrived 8:11pm), JC Fields, Fernando Blanco, Miguel Portu, Stephen Biondi, Cesar Dalmau, Vuk Dinic, Karmenchu Santana and Maria Iglesias- Secretary, **The Castle Group:** Bryan Hoyos-LCAM-Property Manager and Carmen Cruz- Regional Director

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 7:34 pm.

REVIEW AND DISCUSSION OF KILLINGSWORTH ENGINEERING ANALYSIS OF VENTILATION SYSTEM (moved up from item #3). Has been hired to evaluate the ventilation issues at Parkview Point. The problem originates back to when the halls were not air conditioned and converted. Five (5) Ton units were installed on each floor and ducts were run to deliver cold air

in the halls, laundry rooms and trash rooms. Extreme negative pressure from this modification. The problem seems to be the drastically reduced exhausted air from bathrooms, kitchens and hallways and laundry rooms. His initial recommendation is to remove the big fans (from the roof) and replace with a new unit to cool incoming air and additional air conditioning will be supplied to the 5Ton units on each floor. He will continue to explore options and provide diagrams for the board to consider.

OPEN FORUM Bryan Hoyos reported that he is working with an electrical engineer to install a back-up switch, has diligently worked on lowering the delinquencies, getting quotes for holiday lighting, and has had the maintenance crew working on many jobs (including rusty fans & rails). Stephan Biondi mentioned that there is very little response from residents regarding the recommended Halloween Activities. Three prizes (chocolate boxes) will be awarded to the carved pumpkin contest. Goody bags will be given out at the va-

let for resident Trick or Treaters.

Owners discussed the confusion on the ballot for the budget. Bob Kimche wrote an explanation that will be sent out in both languages for clarification.

JC Fields made a motion to approve the Arkin proposal to continue his service for \$3,000 until January 2021 and then renegotiate the contract. Karmenchu Santana seconded the motion, The Board voted and the motion passed unanimously.

BOARD DISCUSSION ON THE ASSOCIATIONS PROPOSED ANNUAL BUDGET FOR 2021

JC Fields recommended tweaking the budget on specific line items (ie: Lawn Care). The budget is still being modified in anticipation of the meeting scheduled on November 19, 2020.

MEETING ADJOURNED: 9:33 pm

RESPECTFULLY SUBMITTED BY: Maria Iglesias –Secretary

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