

PARKVIEW POINT

CONDOMINIUM

Volume 18 Issue 8

Monthly Newsletter

February 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

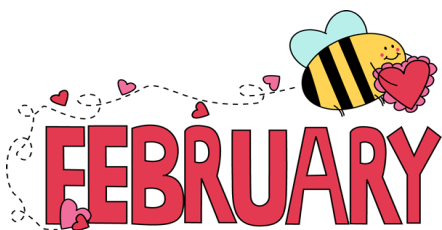
Director Thomas O'Connell

Director John C. Fields

Director Daniel F. Blanco

Manager ... Mercedes Albarracin

Admin. Asst. ..Maria T. Combellas



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Motorcycles / Scooters in our Parking Lot

Despite the fact we have sent emails and have placed a notice in the elevators regarding the motorcycles and scooters parked in our parking lot outside of the assigned motorcycle parking spaces, we have not received any feedback from the owners.

All motorcycles and scooters **MUST BE IDENTIFIED** with a decal from Parkview Point, and covered motorcycles must have identification affixed to the cover. There can only be one motorcycle per space.

Motocicletas / Scooters En Nuestro Estacionamiento

A pesar del hecho de que hemos enviado correos electrónicos y hemos colocado un aviso en los ascensores con respecto a las motocicletas y scooters estacionados en nuestro estacionamiento fuera de los espacios de estacionamiento de motocicletas asignados, no hemos recibido ningún comentario de los propietarios.

Todas las motocicletas y scooters DEBEN IDENTIFICARSE con una calcomanía de Parkview Point, y las motocicletas cubiertas deben tener una identificación adherida a la cubierta. Solo puede haber una motocicleta por espacio.

IS THIS YOUR MOTORCYCLE? ¿ES ESTA TU MOTOCICLETA?



If the answer is “YES” then please be advised your motorcycle **may be towed at Owner’s expense** due to lack of identification.

*Si la respuesta es “SÍ”, tenga en cuenta que su motocicleta **puede ser remolcada a expensas del propietario** debido a la falta de identificación.*

Kayak / Surfboard Storage Policy

We have finally finished with the spaces for kayaks. Below is the storage policy for these spaces.

1. Only one (1) kayak per unit.
2. Must register at the office; must affix decal provided.
3. Must provide chain and lock.
4. \$100/year.
5. Any unmarked kayaks/surfboards will be removed without notice
6. Failure to remove when indicated by Management due to Hurricane will carry a \$500.00 fine.
7. Space is limited and awarded on a first-come, first-serve basis.



Política De Almacenamiento De Kayak / Tabla De Surf

Finalmente hemos terminadode habilitar los espacios para kayaks. A continuación se muestra la política de almacenamiento para estos espacios.

1. Solo un (1) kayak por unidad.
2. Debe registrarse en la oficina; debe colocar la calcomanía provista.
3. Debe proporcionar cadena y cerradura.
4. \$100 / año.
5. Cualquier kayak/tabla de surf sin identificación será retirado sin previo aviso
6. Si debido a amenaza de huracán, no se remueve cuando lo indique la Administración, se aplicará una multa de \$500.00.
7. El espacio es limitado y se otorga por orden de llegada.

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Board of Directors Meeting Minutes

Thursday, January 23, 2020
SOCIAL HALL - 7:00 P.M.

Board Members Present: Hugh Moore – President, Vuk Dinic, JC Fields, Karmenchu Santana, Tom O’Connell, Stephen Biondi, Maria Iglesias – Secretary
Board Members Not Present: Cesar Dalmau, Fernando Blanco The Castle Group – Mercedes Albarracin, LCAM – Building Manager and Arkin Associates, Robert Arkin- Construction Project Engineer

ESTABLISHED A QUORUM & CALL TO ORDER:
at 7:13 pm by Hugh Moore- President.

PRE-BOARD UPDATE

Robert Arkin updated The Board and the audience of the status of the paint and restoration project, the stair railing and the pool. The seawall still needs to be repaired (estimated at \$1,200,000). Different alternatives are being evaluated. Arkin recommends we have an engineer re-evaluate the options to save more money. Vuk Dinic made a motion to approve \$700 for an independent engineer to evaluate this project. JC Fields – seconded the motion. The board voted and the motion passed unanimously. The pool & deck have been repaired and the permits have been extended. The window caulking project- has been successful, and no complaints of water intrusion have been received. The caulking allowed the postponement of a window replacement project of approximately \$90K. We need to be aware that by 2024 we anticipate the State of Florida will be imposing fines for a fully implemented sprinkler system which is estimated to cost \$1M.

OPEN FORUM

JC Fields mentioned blocking the gaps in the hedge to prevent people from cutting through the parking lot. June Castro suggested that the parking lot should be repaired prior to considering the hedges.

APPROVAL OF MINUTES

JC Fields asked for a correction of the minutes of December 11th to reflect he voted against a motion that needs to be corrected. Vuk Dinic made a motion to approve the minutes. Seconded by Karmenchu Santana. The motion passed unanimously. Vuk Dinic made a motion to approve the minutes of Jan 6th Seconded by Stephen Biondi. The minutes were approved with a unanimous vote.

OFFICER REPORTS:

PRESIDENT’S REPORT: Nothing to Report.

Treasurer/Finance Committee: Preliminary Overview of finances by Hugh Moore-

| | |
|----------------------------|-----------------|
| Operating..... | \$172,000 |
| Ins Loan Payable..... | \$36,000 |
| Reserve..... | \$201,000 |
| BPOP Loan Collateral | \$42,000 |
| Security Deposits | \$69,000 |
| Income & Expense 2019..... | \$(90,000) loss |
| Account Receivable | \$53,382 * |

COMMITTEE REPORTS:

Finance Committee: Dorothy Baier mentioned that we should go back to old practices of publishing the apartments that have been sold. She also reminded the audience that Falcon owes us money. A credit for their current services has been applied.

Building & Grounds Committee: Our project manager Robert Arkin updated on behalf of the Building & Grounds. Vuk Dinic presented the paint combinations options from Sherwin Williams. After great consideration and evaluation of everyone’s input Vuk made a motion to accept Gio’s configuration utilizing Down Pour, Respite & White. Seconded by Tom O’Connell. The building paint choices passed unanimously.

Continued on page 4

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Board Meeting (cont. from page 3)

MANAGER'S REPORT

Mercedes Albarracin will attach her report to these minutes.

NEW BUSINESS:

1. Review & Approve Building Paint- addressed in the Building & Grounds section above
2. Review & Approve Fitness Center- Mercedes Albarracin explained the gym equipment options she has explored. She recommended FIA, who proposed previously used equipment. Vuk recommended changing the gym floor and slowly consider enhancing the gym in the future. Tom O'Connell makes a motion to upgrade the gym floor as proposed by FIA Fitness (who will remove and install the rubber floor) for under \$ 5,000. JC Fields seconded the motion. The motion passed unanimously.
3. Review & Approve Landscaping Enhancements – tabled to next month.
4. Kayak Storage Policy - tabled to next month
5. Animal Registration Policy – tabled to next month
6. Building Rendering at Lobby – tabled to next month.

ADJOURNMENT: 11:24 pm

Respectfully Submitted By Maria Iglesias –Secretary

Bicycle Room

We are happy to inform that we have already removed the unclaimed bicycles from the room. We are in the process of cleaning and preparing the room in order to be able to assign spaces to the residents in our waiting list. As soon as it is ready we will call the residents who will be assigned the available spaces.



Cuarto De Bicicletas

Nos complace informar que ya hemos eliminado las bicicletas no reclamadas del cuarto de bicicletas. Estamos en el proceso de limpieza y preparación del cuarto para poder asignar espacios a los residentes en nuestra lista de espera. Tan pronto como esté listo, llamaremos a los residentes a quienes se les asignarán los espacios disponibles.

Laundry Rooms

Just a brief reminder that laundry rooms' doors must be left closed at all times.

Cuartos De Lavandería

Solo un breve recordatorio de que las puertas de los lavaderos deben permanecer cerradas en todo momento.

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