

PARKVIEW POINT CONDOMINIUM

Volume 18 Issue 1

Monthly Newsletter

July 2019

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thus. 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

JULY

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GOOD NEWS!

We are so glad that finally we have been able to open the swimming pool for the delight of our residents.

Please be aware that children must be kept away from the temporary fence!!



Keep in mind that no food is allowed around the pool and after only a week of use we have complaints of food leftovers around it! PLEASE FOLLOW THE RULES!

BUENAS NOTICIAS!

Estamos muy contentos de que finalmente pudimos habilitar el uso de la piscina para el deleite de nuestros residentes.

¡Tenga en cuenta que los niños deben mantenerse alejados de la cerca temporal!

Tenga en cuenta que no se permite comida alrededor de la piscina. Después de solo una semana de uso, tenemos quejas de sobras de comida a su alrededor. POR FAVOR SIGA LAS REGLAS!

Parkview Point – SWIMMING POOL RULES

1. The pool is open daily from 7 am to 8 pm. From Memorial Day until Labor Day the hours will be extended from 6:30 am to 8:30 pm.
2. Persons using the pool do so at their own risk. The Association may employ personnel connected with the pool, but the Association employs no lifeguard or other safety personnel.
3. Children 3 years of age and under or not “potty trained” must wear swim diapers at all times. You may be requested to show that diapers are swim diapers.
4. Children under 12 years of age will not be permitted to use the pool without adult supervision.
5. To ensure that all residents have fair access to the pool area, no more than two (2) visitors/guests per unit are permitted in the pool area. Any resident wishing to bring more than two persons to the pool must get prior approval of Management. Residents are responsible for their guests and visitors.
6. Residents must accompany visitors at all times. The Association reserves the right to prohibit visitors’ access to the pool area on holidays and other peak

Continued on page 2

Pool Rules (cont. from page 1)

- times. Security reserves the right to request verification of the identity of all users of the pool facilities.
7. Pool stairs are to be kept clear at all times. There must be a clear path to enter and exit the pool at all times. To ensure that unsupervised children do not enter the pool area, **gates are to be closed at all times.**
 8. On the recommendation of State of Florida pool inspectors, flotation devices, balls, toys and other objects are not to be used in the pool or pool area, except for those attached to a person for safety purposes. Furthermore, pets, toys, bicycles, skates, rollerblades, skateboards, and baby pens are not allowed in pool area.
 9. To safeguard the pool system, sand, tanning lotions, oils, creams, bobby pins, hairpins and similar objects should be removed before entering the pool.
 10. Lounges and chairs are not to be placed any closer than four feet from the pool edge and are not to be removed from the pool deck. All lounges must be covered with a full-length lounge towel when in use by anyone in a wet bathing suit or while using tanning oils, lotions or creams.
 11. Food is not permitted in the pool area. Non-alcoholic beverages are permitted in non-breakable containers. No glass containers are allowed in the pool area. No smoking in the pool area.
 12. Running, diving and horseplay in the pool and pool area is dangerous and is not permitted. Given the location of the pool, noises carry easily and disturb other residents. Excessive noise, yelling, fighting and other disturbances will not be tolerated. Parents are required to monitor their children. Offensive behaviors are grounds to be asked to leave the pool area or to be restricted from further access.
 13. In order not to disturb others, persons listening to electronic devices must wear headphones.
 14. Courtesy must be given to persons swimming laps. Laps must be swum in a lengthwise direction only.
 15. Persons in wet swimsuits are not allowed in the lobby, corridors or elevators. Everyone must towel dry before entering the building and wear shirt, covered swimsuit, and shoes.

Parkview Point
Reglas De Uso De La Piscina

1. *La piscina está abierta todos los días de 7 am a 8 pm. Desde Memorial Day hasta Labor Day, las horas se extenderán de 6:30 a.m. a 8:30 p.m.*
2. *Las personas que usan la piscina lo hacen bajo su propio riesgo. La Asociación puede emplear personal relacionado con la piscina, pero la Asociación no emplea personal de seguridad u otro salvavidas.*
3. *Los niños de 3 años de edad y menores o no “entrenados para ir al baño” deben usar pañales de natación en todo momento. Se le puede pedir que demuestre que los pañales son pañales de natación.*
4. *Los niños menores de 12 años no podrán usar la piscina sin la supervisión de un adulto.*
5. *Para garantizar que todos los residentes tengan un acceso justo al área de la piscina, no se permiten más de dos (2) visitantes/invitados por unidad en el área de la piscina. Cualquier residente que desee traer más de dos personas al grupo debe obtener la aprobación*



Pasa a la pagina 3

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Piscina (Viene de la página 2)

- previa de la Administración. Los residentes son responsables de sus huéspedes y visitantes.
6. Los residentes deben acompañar a los visitantes en todo momento. La Asociación se reserva el derecho de prohibir el acceso de los visitantes al área de la piscina en días festivos y otras horas pico. Seguridad se reserva el derecho de solicitar la verificación de la identidad de todos los usuarios de las instalaciones.
 7. Las escaleras de la piscina deben mantenerse despejadas en todo momento. Debe haber un camino claro para entrar y salir de la piscina en todo momento. Para garantizar que los niños sin supervisión no entren en el área de la piscina, **las puertas deben estar cerradas en todo momento.**
 8. Por recomendación de los inspectores de piscinas del Estado de Florida, dispositivos de flotación, pelotas, juguetes y otros objetos, no se deben usar en la piscina o en el área de la piscina, excepto los que están en uso por una persona por motivos de seguridad. Además, no se permiten mascotas, juguetes, bicicletas, patines, patinetas y corrales de bebés en el área de la piscina.
 9. Para salvaguardar el sistema de la piscina, deben eliminarse la arena, lociones bronceadoras, aceites, cremas, pasadores, horquillas y objetos similares antes de ingresar a la piscina.
 10. Las sillas no deben colocarse a menos de cuatro pies del borde de la piscina y no deben retirarse de la zona de la piscina. Las sillas de extensión deben cubrirse con una toalla de largo completo cuando la use cualquier persona con un traje de baño mojado o mientras use aceites, lociones o cremas bronceadoras.
 11. No se permite comida en el área de la piscina. Las bebidas no alcohólicas están permitidas en envases irrompibles. No se permiten recipientes de vidrio en el área de la piscina. No está permitido fumar en la zona de la piscina.

12. Correr, bucear o pelear amistosamente en la piscina es peligroso y no está permitido. Dada la ubicación de la piscina, los ruidos se transportan fácilmente y molestan a otros residentes. No se tolerarán ruidos excesivos, gritos, peleas y otros disturbios. Los padres están obligados a controlar a sus hijos. Los comportamientos ofensivos son motivo para que se les pida que abandonen el área de la piscina o que se les restrinja el acceso a ellos.
13. Para no molestar a los demás, las personas que escuchan dispositivos electrónicos deben usar audífonos.
14. Se debe dar preferencia a las personas practicando natación. Estas deben nadar solo en dirección longitudinal.
15. No se permiten personas en bañadores mojados en el vestíbulo, pasillos o elevadores. Todos deben secarse con una toalla antes de entrar al edificio y usar camisa, traje de baño cubierto y zapatos.



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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).

Board Meeting (cont. from page 4)

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 (10 year @ 4.95% and 15 year @ 5.25%). JC Fields made a **motion** to approve Popular Bank line of credit 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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 A professional headshot of Fernando A. Rizzo, a man with glasses and a goatee, wearing a dark jacket over a black shirt.

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 A collage of five photographs showcasing interior construction and renovation work. The photos include a modern bathroom with a white sink and dark vanity, a kitchen with white cabinetry and a stainless steel refrigerator, and a living area with a red accent wall and a kitchen island.

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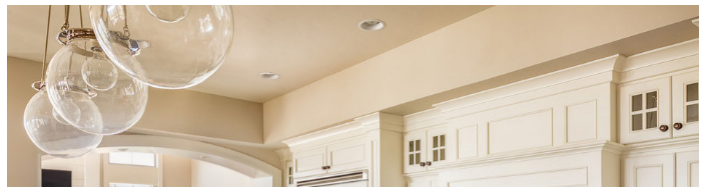
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