



PARKVIEW POINT

CONDOMINIUM

Volume 19 Issue 1

Monthly Newsletter

July 2020

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 Miguel Portu

Director John C. Fields

Director Daniel F. Blanco

Manager Bryan Hoyos

Admin. Asst. ..Maria T. Combellas



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FRIENDLY REMINDERS

FACE MASKS

Remember to use your facemasks at ALL TIMES WITHIN THE BUILDING'S COMMON AREAS, BOTH INDOORS AND OUTDOORS.

UNIT DOORS

Unit doors facing the corridors are common elements and must be free of all decorations, signs, wreaths, and tags; except during the holidays. During the holiday season wreaths may *only* be hung utilizing an over-the-door top bracket. Residents cannot penetrate or damage the unit doors as it will jeopardize the integrity of the fire rating in accordance with the State code requirements. **Damaged doors will be replaced at the unit owner's expense.** Door hardware may not be changed without the written approval of the Management office. All doorknobs and locks must be uniform throughout the common areas. The unit number plate must be maintained by the Association.

Weather strips and draft stoppers cannot be placed on the outside of the doors. All draft stoppers must be visible from within the unit only.

DRONES

The use of drones has become common with the frightening aspect of the possibility they may include a camera. We ask all residents to be respectful of their neighbors and their privacy. The use of drones is prohibited on property. We urge all residents to fly their drones in a public park to keep a harmonious living environment for all residents.

WASHING/DRYING MACHINES

Please remember to not overload the washing machines. Overloading the machines burns the motor and may be a fire hazard. No rugs, carpets or pillows are to be washed in the washing machines. Pet's bedding, toys, blankets, etc. must be washed outside Parkview Point.

DOGS

Dog owners must be respectful of other residents and neighbors in our neighborhood. We have received several complaints from neighbors around the park due to residents in Parkview Point not cleaning up after their pets. This is a clear violation of the City's ordinance which states anyone walking their dogs must pick up their feces. Dog owners must consider areas in the park where anyone may walk and become aware of where the children may play.

CAR WASH

As we all know there is an area to wash your vehicle in the back of the building. This

Continued on page 2

Reminders (cont. from page 1)

area is exclusively for washing residents' vehicles only. Any other use must be approved by the management office.

COMMON AREAS

For the safety of all residents; no playing ball, rollerblading, bicycling, skateboarding, and/or riding scooters is authorized within the common areas of the building to include corridors, elevators, lobby, social hall, fitness center, or parking lots, pool area, lawns, walkways, and rear delivery areas. There shall be no boisterous activity in the common elements. Children are not permitted to play in the hallways or laundry rooms.

ANNOUNCEMENT

Mercedes Albarracin has moved on to another position within Castle. Please join us in welcoming Parkview Point interim property manager, Bryan Hoyos. Bryan can be seen familiarizing himself with the property and staff. Bryan continues to meet with contractors to stay current with building projects. We are very grateful for Mercedes contribution to the community and wish her all the best.

RECORDATORIOS CORDIALES

MÁSCARAS FACIALES

Recuerde usar sus máscaras faciales EN TODO MOMENTO DENTRO DE LAS ÁREAS COMUNES DEL EDIFICIO, TANTO EN INTERIORES COMO EXTERIORES.

PUERTAS DE LA UNIDAD

Las puertas de la unidad que dan a los pasillos son elementos comunes y deben estar libres de toda decoración, letreros, adornos y etiquetas; excepto durante las vacaciones. Durante la temporada de vacaciones, los adornos solo se pueden colgar utilizando un soporte superior sobre la puerta. Los residentes no pueden penetrar o dañar las puertas de la unidad, ya que pondrá en peligro la integridad de la clasificación de incendios de acuerdo con los requisitos del código estatal. Las puertas dañadas serán reemplazadas por cuenta del propietario de la unidad. El hardware de la puerta no se puede cambiar sin la aprobación por escrito de la oficina de administración. Todos los pomos y cerraduras deben ser uniformes en todas las áreas comunes. El número de la unidad será mantenido por la Asociación.

Los protectores de goma y los topes no se pueden colocar en el exterior de las puertas. Todos los topes deben estar por dentro de la unidad solamente.

DRONES

El uso de drones se ha vuelto común con el aspecto aterrador de la posibilidad de que puedan incluir una cámara. Pedimos a todos los residentes que sean respetuosos con sus vecinos y su privacidad. El uso de drones está prohibido en la propiedad. Instamos a todos los residentes a volar sus drones en un parque público para mantener un ambiente de vida armonioso para todos los residentes.

MAQUINAS DE LAVADO / SECADO

Recuerde no sobrecargar las lavadoras. Sobrecargar las máquinas quema el motor y puede ser un peligro de incendio. No se deben lavar alfombras, cojines o almohadas en las lavadoras. La ropa de cama, los juguetes, las mantas, etc. de las mascotas deben lavarse fuera de Parkview Point.

PERROS

Los dueños de perros deben ser respetuosos con otros residentes y vecinos de nuestro vecindario. Hemos recibido varias quejas de vecinos alrededor del parque debido a que los residentes en Parkview Point no limpian después de sus mascotas. Esta es una clara vi-

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Pasa a la pagina 3

Recordatorios (viene de la pagina 2)

olación de la ordenanza de la Ciudad que establece que cualquiera que pasee a sus perros debe recoger sus heces. Los dueños de perros deben considerar las áreas en el parque donde cualquiera puede caminar y darse cuenta de dónde pueden jugar los niños.

LAVADO DE AUTOS

Como todos sabemos, hay un área para lavar su vehículo en la parte trasera del edificio. Esta área es exclusivamente para lavar los vehículos de los residentes únicamente. Cualquier otro uso debe ser aprobado por la oficina de administración.

ÁREAS COMUNES

Por la seguridad de todos los residentes; No se autoriza el juego de pelota, patinaje, bicicleta, o patinetas dentro de las áreas comunes del edificio incluyendo pasillos, ascensores, vestíbulo, salón social, gimnasio o estacionamientos, área de piscina, césped, pasillos y áreas de entrega trasera. No habrá actividad bulliciosa en los elementos comunes. No se permite que los niños jueguen en los pasillos o cuartos de lavado.

ANUNCIO

Mercedes Albarracin ha pasado a otra posición dentro de Castle. Acompáñenos para darle la bienvenida al gerente interino de Parkview Point, Bryan Hoyos. Se puede ver a Bryan familiarizándose con la propiedad y el personal. Bryan continúa reuniéndose con contratistas para mantenerse al día con los proyectos de construcción. Estamos muy agradecidos por la contribución de Mercedes a la comunidad y le deseamos todo lo mejor.

Board Of Directors Meeting Minutes

Thursday, June 25, 2020 - Via Zoom - 7:00 P.M.

Board Members Present: Hugh Moore – President, Vuk Dinic, JC Fields, Karmenchu Santana, Fernando Blanco, Stephen Biondi, Miguel Portu, Cesar Dalmau, Maria Iglesias – Secretary. The Castle Group – Carmen Cruz-Castle Regional Manager Mercedes Albarracin, Exiting-Building Manager, Bryan Hoyos- Interim Building Manager.

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 7:08 pm by Hugh Moore- President.

- 1) Discussion of Property Manager Transition: Carmen Cruz kicked off the meeting and introduced the interim manager Bryan Hoyos. Mercedes Albarracin has moved into a new property within the Castle family. Mercedes reviewed a lengthy to-do list that she presented to Bryan. The list will be finalized and emailed to the Board. The top 5 most critical items on the list are the Cooling Tower, Staggered Employee Schedule, the Ventilation System, Concrete Restoration and the Port Cochere Roof.
 - a) Stephan Biondi wanted to identify that waterproofing of the roof is needed where the T-Mobile antennas were installed. The handicap space and outstanding handrails at the fire exit need to be addressed.
 - b) Hugh Moore ensured the balcony door of Apt 12-R was being installed.
 - c) Cesar Dalmau requests that the outstanding collections list be made available to the new manager and the finance committee.
 - d) Many Board Members and Multiple Owners expressed their gratitude to Mercedes for her dedication and hard work during her time at Parkview Point.
 - e) Dotty Baer addressed the plumbing issues that may be prevented by installing a small pipe as recommended in the newsletter.
 - f) Susan Weitz discussed the lighting/bulb program that was once implemented and how it will continue.

2) Our security is questioned because the back door by the loading dock is often opened. Bob Kimche has asked to revisit the locking of those doors. Vuk Dinic made a motion to keep them closed/locked unless in use by contractor. Karmenchu Santana seconded the motion. It was passed unanimously by The Board.

3) Motion to adjourn by Hugh Moore, seconded by Karmenchu Santana

ADJOURNMENT: 8:18 pm

Respectfully Submitted By: Maria Iglesias –Secretary

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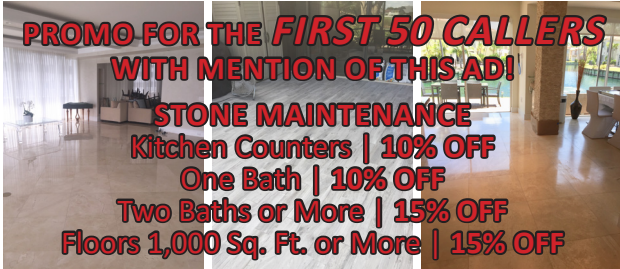
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