



# PARKVIEW POINT

CONDOMINIUM

Volume 17 Issue 12

*Monthly Newsletter*

June 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:

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**E-mail**... [info@parkviewpoint.com](mailto: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 NEWS

### NEW LAUNDRY MACHINES

By the time you receive this newsletter most probably all the laundry machines in the building have already been changed. We have been waiting for this to happen for some time and finally we were able to accomplish it. Please remember to not overload machines and do not use excess detergent. We must all collaborate so these machines can give all the residents a good performance!

### NUEVAS LAVADORAS Y SECADORAS

*Cuando reciba este boletín, es probable que todas las máquinas de lavandería en el edificio ya hayan sido cambiadas. Hemos estado esperando que esto suceda por algún tiempo y finalmente pudimos lograrlo. Recuerde no sobrecargar las máquinas y no usar detergente en exceso. ¡Todos debemos colaborar para que estas máquinas puedan dar un buen rendimiento a todos los residentes!*

### SWIMMING POOL

We have been waiting for the swimming pool to be re-opened for a long time and as you may know both Management and the Board have been working diligently to re-open it on July 4th.

Due to inclement weather this deadline may not be met! We have been having heavy rains for the past few weeks and forecasts are not very favorable. We are continuing to monitor conditions in the hopes that the weather allows us to resume work. We are also coordinating with our vendor to possibly include Saturday as a work day to help accelerate pending items.

We appreciate your patience and understanding.

### PISCINA

*Hemos estado esperando la reapertura de la piscina durante mucho tiempo y, como usted sabrá, tanto la Administración como la Junta han estado trabajando diligentemente para reabrir la el 4 de julio.*

*¡Debido a las inclemencias del tiempo, este plazo puede no cumplirse! Hemos tenido fuertes lluvias durante las últimas semanas y los pronósticos no son muy favorables. Continuamos monitoreando las condiciones con la esperanza de que el clima nos permita reanudar el trabajo. También estamos coordinando con nuestro proveedor para posiblemente incluir el sábado como un día laboral para ayudar a acelerar los elementos pendientes.*

*Apreciamos su paciencia y comprensión.*

# Board of Directors Meeting Minutes

Stephen Biondi

**THURSDAY, APRIL 25, 2019  
SOCIAL HALL - 7:00 P.M.**

**Board Members Present:**

Hugh Moore – President, Stephen Biondi - Vice President, Cesar Dalmau- Treasurer, Karmenchu Chorens, Vuk Dinic, Tom O’Connell, JC Fields, Fernando Blanco, Maria Iglesias – Secretary.  
The Castle Group – Mercedes Albarracin, LCAM – Building Manager.

**ESTABLISHED A QUORUM & CALL TO ORDER: at 7:10 pm by Hugh Moore- President.**

**Presentation by Brown & Brown Insurance Company** –by Jon Moller to review our policy and discuss recommendations for our building. Our policy needs to be renewed by May 16, 2019. Vuk Dinic made a motion to accept the Brown & Brown’s offer to renew our policy including the additional cyber liability for a premium of \$206,138 per year. Seconded by Karmenchu Chorens. The board passed this motion unanimously.

**ANNOUNCEMENTS:** None

**APPROVAL OF MINUTES:**

Vuk Dinic made a motion to approve the minutes of March 28, 2019. Seconded by Stephen Biondi. JC Fields made amotion to amend the minutes with specific corrections Karmenchu Chorens seconded the motion. The board passed the first motion with a unanimous vote. The board voted unanimously for the second motion as well.

**REPORTS:**

**President’s Report:** Hugh Moore welcomed the New Board to it’s first meeting. Summoned all owners to understand that the board members are volunteers for the betterment of our living community.

**Treasurer/Finance Committee:**

Cesar Dalmau presented the following:  
Reserve \$207,000  
Operating \$62,000  
Claim Account \$53,000  
BPOP Loan Collateral \$42,000  
Security Deposits \$77,000  
Account Receivable \$55,535 \*  
\* \$ 55,535 is due to the Billing System conversion to Castle Management & Popular Bank.

**COMMITTEE REPORTS:**

**Building & Grounds Committee:**

Vuk took a moment to thank welcome the new board and to thank the old member’s (specifically Derek Hewitt) for all of his services to the building.



Vuk reported that the City of Miami Beach has additional (Fire Marshall) requirements for additional railings & walls that will cost approximately \$ 20K more (than the current \$40K project). Quotes are being collected for the Painting & Concrete Restoration in order to select a vendor.

**Financing Committee:**  
Nothing to Report

**Rules & Regulations:**

**MANAGER’S REPORT:** Mercedes Albarracin reported (see attached re-

*Continued on page 3*



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**Board Meeting (cont. from page 2)**

port). Mercedes identified all of the things she has accomplished in her 3 weeks on board.

**OLD BUSINESS:**

- Line of Credit- Addressed above.
- 50 year Certification Completion- Addressed above.

**NEW BUSINESS:**

- Appointment of Attorney to pursue Insurance Claim- Tabled for a future meeting. Attorneys have been interviewed and we will provide additional information to them prior to selecting.
- A petition was presented to the board requesting involvement with the Finance Committee. JC Fields made a motion to accept Dotty Baier (Chairperson), Susan Weitz, and June Castro. Stephen Biondi seconded the motion and the board passed it unanimously.
- An additional petition was submitted requesting the creation of a Documents Review Committee. JC Fields made a motion to accept Veronica Marti (Chairperson), Susan Weitz, Joan Ezra, Ellie Wirtshafter, Eva Don and Ann Meng on said committee. The motion was seconded by Fernando Blanco. The motion passed by a unanimous vote.
- Tom O’Connell discussed the possibility to change the terms of the assessment from collecting over a 6 month to extending it over a 12-month period. Tom made a motion to extend the assessment over a 12 month period. Fernando Blanco seconded the motion. The board voted, Tom O’Connell voted in favor, JC fields abstained, and 7 board members voted against. The motion did not pass.

**OPEN FORUM:**

**ADJOURNMENT:** 10:05pm

Respectfully Submitted by Maria Iglesias –Secretary

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& BLUE U.S.A!**

*After Party*

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