


PARKVIEW POINT

C O N D O M I N I U M

Volume 18 Issue 9

Monthly Newsletter

March 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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NEWS / NOTICIAS

Soon the concrete restoration and painting of the building will be done. There is one more thing we could do to improve the appearance of the building; remove the screens. Certainly, the ones that are torn or have holes need to be removed. This is the unit owner's responsibility, but to those who never or rarely open the windows or live on high floors where bugs seldom reach, it would be appreciated if you would remove your screens. Not only will it improve the appearance of the building, **it will improve your view**. One other interesting fact is that if you look at those with open windows, even in the summer, you will notice they almost never have screens.

If you need help to remove your screens, please come to the office. If you decide to keep your screens they must be cleaned and maintained.

Thank you for your cooperation.

Dr. Kimche for the B.O.D.

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Pronto se realizará la restauración de concreto y la pintura del edificio. Hay una cosa más que podríamos hacer para mejorar la apariencia del edificio; quitar los mosquiteros. Ciertamente, los que están rotos o tienen agujeros deben eliminarse. Esta es responsabilidad del propietario de la unidad, pero para aquellos que nunca o raramente abren las ventanas o viven en pisos altos donde los insectos rara vez llegan, se agradecería que quitaran los mosquiteros. No solo mejorará la apariencia del edificio, sino que también mejorará la vista. Otro hecho interesante es que si observa a aquellos con ventanas abiertas, incluso en verano, notará que casi nunca tienen pantallas.

Si necesita ayuda para quitar sus pantallas, vaya a la oficina. Si decide mantener sus pantallas, deben limpiarse y mantenerse.

Gracias por su cooperación.

Dr. Kimche para el B.O.D.

Bicycle Room

Finally we have been able to clean up and reorganize the bicycle room making space for almost all the residents we had on our waiting list. We feel really happy for being able to provide this space to those who needed it!

Sala De Bicicletas

Finalmente, hemos podido limpiar y reorganizar la sala de bicicletas haciendo espacio para casi todos los residentes que teníamos en nuestra lista de espera. ¡Nos sentimos realmente felices de poder proporcionar este espacio a quienes lo necesitaban!

Coming BOD Elections

Once again it's time to vote for the members of the Board of Directors. Remember those persons who serve on the B.O.D. are providing a service to the community. They do their best to improve the quality of life for everyone in our building and we should thank those willing to commit their time and energy no matter who is elected.

The voting box is located inside the management office during office hours. If you wish to cast your vote outside office hours you may place your vote in the mailbox by the office door.



Próximas Elecciones Para La Junta Directiva

Una vez más, es hora de votar por los miembros de la Junta Directiva. Recuerde que aquellas personas que sirven en el B.O.D. están brindando un servicio a la comunidad. Hacen todo lo posible para mejorar la calidad de vida de todos en nuestro edificio y debemos agradecer a quienes estén dispuestos a dedicar su tiempo y energía sin importar quién sea elegido.

La caja de votación se encuentra dentro de la oficina de administración durante el horario de oficina. Si desea emitir su voto fuera del horario de oficina, puede colocar su voto en el buzón junto a la puerta de la oficina.

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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Coronavirus

Dear Residents,

The health and safety of our residents is of utmost importance to Castle. We are all aware the coronavirus has spread rapidly, now in multiple countries and most recently in Florida. Castle is actively monitoring the latest guidance from the Centers for Disease Control and other public health agencies. Below is important information on prevention and precaution about coronavirus.

The coronavirus (officially the 2019 Novel Coronavirus [2019-nCoV]) is a respiratory virus first identified in Wuhan, Hubei Province, China. It is believed the virus spreads from person to person through coughs or sneezes like other respiratory illnesses such as the flu. Currently there is no vaccine to prevent the virus and the best way to prevent infection is to avoid being exposed to the virus. Additionally, following everyday preventive actions may help prevent the spread of respiratory viruses:

- Wash your hands often with soap and water for at least 20 seconds. Click here for The Center for Disease Controls video What you need to know about Handwashing and hand sanitizer.
- If soap is unavailable, use an alcohol-based hand sanitizer that contains at least 60% alcohol
- Avoid touching your eyes, nose and mouth with unwashed hands
- Avoid close contact with people who are sick
- Stay home when you are sick
- Cover your cough or sneeze with a tissue or into your elbow
- Clean and disinfect frequently touched objects and surfaces. High touch surfaces include, counters, tabletops, doorknobs, bathroom fixtures, toilets, phones, keyboards, tablets, and tables.
- Non-essential travel to locations that have experienced the spread of respiratory illness caused by coronavirus is NOT recommended

We have also increased our site cleanliness to ensure high-touch surfaces are frequently sanitized.

If you feel sick or feel any characteristic symptoms such as fever, cough, difficulty breathing, nausea, vomiting, diarrhea and/or fatigue, please visit your doctor.

Castle is committed to protecting the health and safety of each resident and is following any developments throughout the state. We will notify you should there be any concern or exposure.

Management Team,

Resources:

[Centers for Disease Control and Prevention](#)
[World Health Organization](#)



Patients with COVID-19 have experienced mild to severe respiratory illness.

An infographic with three main sections. The top left section has a red background with the text 'Symptoms* can include'. Below this are three colored boxes: a teal box with 'COUGH' and an illustration of a person coughing into a tissue; an orange box with 'FEVER' and an illustration of a person holding a tissue to their forehead; and a green box with 'SHORTNESS OF BREATH' and an illustration of a person holding their hand to their chest. A note at the bottom right of the infographic states '*Symptoms may appear 2-14 days after exposure.'

If you have been to China or other countries with travel advisories by the CDC or in close contact with someone confirmed with COVID-19 in the past 2 weeks and develop symptoms, please call the Florida Department of Health in Broward County at 954-412-7300 and your healthcare provider before visiting any healthcare facility.



For more information: www.cdc.gov/COVID19-symptoms and www.floridahealth.gov

Coronavirus

Estimados Residentes,

La salud y seguridad de nuestros residentes es de suma importancia para Castle. Estamos conscientes que el “Coronavirus” se ha diseminado rápidamente, ahora presente en múltiples países y recientemente en el Estado de la Florida. Castle está constantemente siguiendo las guías de la CDC “Centro para Control de Enfermedades” y otras agencias gubernamentales. A continuación información importante sobre prevención y precaución sobre el “Coronavirus”

El “Coronavirus” (oficialmente 20-19 Novel Coronavirus (2019-nCoV) es un virus respiratorio inicialmente detectado en Wuhan, Provincia Hubel, China. Se cree que se propaga de persona a persona por estornudos, tos, similar a otras enfermedades respiratorias como el “flu”. En la actualidad no hay vacunas preventivas y la mejor forma de prevenir infección es evitar el contacto con el virus. Adicionalmente, siguiendo las medidas preventivas a continuación, podría ayudar a evitar la diseminación de virus respiratorios.

- Lávese las manos a menudo con jabón por 20 segundos o mas
- Si no tiene jabón, use un sanitizador con base de alcohol (60% contenido mínimo)
- Evite tocarse los ojos, nariz, y boca sin haberse lavado las manos
- Evite el contacto con personas enfermas
- Quédese en casa si se siente o está enfermo
- Cúbrase la nariz y/o boca con servilletas de papel al toser o estornudar, o hágalo dentro de su codo
- Lave y desinfecte frecuentemente objetos y superficies. Incluyendo mostradores, superficies de mesas, pomos de puertas, muebles y accesorios de baño, teléfonos, tabletas (iPads), teclados y mesas
- No viaje a menos que sea necesario a lugares que han experimentado la presencia del virus y enfermedades de tipo respiratorio

Hemos aumentado la limpieza del edificio para asegurar que todas las superficies sean limpiadas con frecuencia.

Si usted se siente enfermo o tiene síntomas como fiebre, tos, dificultad para respirar, mareos o náuseas, vómitos, diarrea, o fatiga por favor visite a su doctor

Castle está comprometido en proteger la salud y seguridad de cada residente y está siguiendo todas las notificaciones y evolución a través de nuestro estado. Les notificaremos de cualquier preocupación o notificación.

La Administración

Para más información visite:
[Centers for Disease Control & Prevention](#)
[World Health Organization](#)

NOTA: Esta no es una traducción oficial, cualquier error y/u omisión no es responsabilidad del traductor.

COVID 19
CORONAVIRUS DISEASE

STOP THE SPREAD OF GERMS

Help prevent the spread of respiratory diseases like COVID-19.

- Avoid close contact with people who are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces.
- Avoid touching your eyes, nose, and mouth.
- Stay home when you are sick, except to get medical care.
- Wash your hands often with soap and water for at least 20 seconds.

For more information: www.cdc.gov/COVID19

CS314915-A

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, Karmencha 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 Karmencha 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 6

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Board Meeting (cont. from page 5)

MANAGER'S REPORT: Mercedes Albarracin will attach her report to these minutes.

NEW BUSINESS:

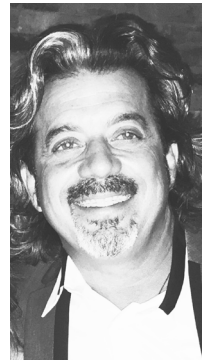
1. Review & Approve Building Paint- addressed in the Building & Grounds section above
2. Review & Approve Fitness Center- Mercedes Albarracin explained the gym equipment options she has explored. She recommended FIA, who proposed previously used equipment. Vuk recommended changing the gym floor and slowly 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

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