

# PARKVIEW POINT

## CONDOMINIUM

Volume 18 Issue 5

Monthly Newsletter

November 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:

**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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### GARBAGE! GARBAGE! GARBAGE!

Residents continue to leave non-recyclable trash on the shelf or on the floor, rather than throwing it down the chute. This is an invitation to roaches. Also, bags thrown down the chute need to be securely tied as to prevent the trash inside from spreading and soiling the walls of the trash chute. This causes foul odors and may damage the chute if items are heavy. A kind reminder that throwing big, bulky items through down the chute, such as pieces of furniture or large boxes, may clog and/or damage the trash chute. Our staff has been directed to inspect the trash left behind in trash rooms and any bulky items clogging or damaging the chute to track down the resident in violation; fines may be imposed, and reimbursement for damages may be collected.

### ¡BASURA! ¡BASURA! ¡BASURA!

*Los residentes continúan dejando basura no reciclable en el estante o en el piso, en lugar de tirarla por el conducto. Esta es una invitación a las cucarachas. Además, las bolsas que se tiran por el conducto deben estar bien atadas para evitar que la basura del interior se extienda y ensucie las paredes del conducto de basura. Esto causa olores desagradables y puede dañar el conducto si los artículos son pesados. Un recordatorio amable de que arrojar objetos grandes y voluminosos por el conducto, como muebles o cajas grandes, puede obstruir y/o dañar el conducto de basura. Se ha ordenado a nuestro personal que inspeccione la basura que se ha dejado en los cuartos de basura y cualquier artículo voluminoso que obstruya o dañe el conducto para localizar al residente en violación; se pueden imponer multas y se puede cobrar el reembolso por daños.*

### VALET PARKING

Valet parking is for visitors and has a fee of \$3 day fee between 7am-11pm and \$10 between 11pm-7am. Only nurses or doctors making house calls as well as handicapped vehicles are exempt from paying these fees. Keys must ALWAYS be left with Valet attendant or Front Desk staff as this is a requirement from the Fire Department in case an emergency arises. Residents who park in valet for more than 15 minutes must pay the fee.



### ESTACIONAMIENTO DE VALET

*El servicio de Valet es para visitantes y tiene una tarifa de \$3 entre las 7am-11pm y \$10 entre las 11pm-7am. Solo las enfermeras o los médicos en servicio haciendo consulta a domicilio, así como los discapacitados, están exentos de pagar estas tarifas. Las llaves SIEMPRE deben dejarse con el asistente de Valet o empleado de Recepción ya que este es un requisito del Departamento de Bomberos en caso de que surja una emergencia. Los residentes que se estacionen en valet por más de 15 minutos deben pagar la tarifa.*

## Board Of Directors Meeting Minutes

**Thursday, September 26, 2019**

**SOCIAL HALL - 7:00 P.M.**

**Board Members Present:** Hugh Moore – President, Vuk Dinic, JC Fields, Fernando Blanco, Cesar Dalmau, Tom O’Connell, Stephen Biondi, Maria Iglesias – Secretary, The Castle Group – Mercedes Albarracin, LCAM – Building Manager. .

**ESTABLISHED A QUORUM & CALL TO ORDER: at 7:14 pm by Hugh Moore- President.**

**OPEN FORUM:** Veronica Marti asked the Board about when the Board decided to pool reserves. She questions how the reserve money is being used. Straight reserves is a specific savings for a specific project versus a pool reserve where the money is collected for the use of projects that come up and therefore not have to pass a special assessment to make up the difference. A reserve study was done in 2013 (valid for 5 years). Veronica recommends that the membership weigh in on the financial decisions that affect the expenditure of reserves. Stephen Biondi explained that he investigated the reserves issue with Sharma (our accountant). We have been in a pooled reserve since he started in 2012. When Sharma started with us we were in a very unhealthy reserve situation.

**APPROVAL OF MINUTES:** Vuk Dinic made a motion to approve the minutes of August 15, 2019. Seconded by Cesar Dalmau. The motion passed unanimously.

### **OFFICER REPORTS:**

**President’s Report:** Nothing to Report.

### **Treasurer/Finance Committee:**

Cesar Dalmau is disappointed with the outstanding maintenance and assessment fees. Mercedes suggested we have a dollar limit before we go to collection. Cesar Dalmau made a motion that any unit with a delinquency that exceeds \$2,000, the office will

have approval to send the account to collection after following the legal proceedings. Vuk Dinic seconded the motion. After much discussion, the board voted 2 (Fernando Blanco and Cesar Dalmau) in favor and 6 other board members against. The motion was rejected.

Vuk Dinic made a motion to accept the request for Item 1 & 2 to enter into a payment plan (including interest). Tom O’Connell seconded the motion. The motion passed unanimously. In conjunction with delinquencies Vuk Dinic made a motion to send Items 3 – 11 to the attorneys for immediate collections. It was seconded by Cesar Dalmau. The motion passed unanimously. Cesar Dalmau made a motion to change the Bicycle Storage fee from \$25 to \$60 a year (effective January 1, 2020). Fernando Blanco seconded the motion and after voting the motion passed unanimously.

### **COMMITTEE REPORTS:**

**Finance Committee:** Dorothy Baier mentioned everything was addressed during the Open Forum.

**Building & Grounds Committee:** Vuk Dinic informed that all will be addressed in the New Business portion of the agenda.

### **MANAGER’S REPORT:**

Mercedes Albarracin explained items and submitted her report in writing. Specific items addressed were payroll. Mercedes recommended a 3% raise for her staff. Vuk Dinic made a motion for a 3% payroll increase. Stephen Biondi seconded the motion and the motion passed unanimously. Vuk Dinic also made a motion for our direct hires to get a 3% payroll increase. Stephan Biondi seconded the motion. The motion passed unanimously. Also attached to the minutes.

### **OLD BUSINESS:**

- T-Mobile – We contracted with Bailey & Glatzer to review the antennae lease contract. We await their recommendation.
- Hurricane Irma Claim –David Neblett (of Perry & Neblett Law Firm) met with Mercedes and Hugh Moore. They have begun the process.
- Projects:
  1. 50 Year Certification – almost completed. Waiting for the stairwells to be completed then we will call for inspections.
  2. Concrete Restoration - Attorneys created a document that went to the engineer (Sinisa) for review.
  3. Roof Repair – One of the assessment items that will be addressed once the concrete restoration is complete.
  4. Seawall - awaiting the report for the survey.

### **NEW BUSINESS:**

2020 Budget- The budget was discussed line by line. Stephan Biondi made a motion to approve the budget to send to the membership not to exceed the proposed total amount. Seconded by Cesar Dalmau. The board voted and JC. Fields, Fernando Blanco & Tom O’Donnell voted against the budget, 3 against and 5 in favor. The motion is passed with a 5 to 3 vote.

**ADJOURNMENT:** 9:42 pm

Respectfully submitted by:  
Maria Iglesias –Secretary

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## VISITORS / GUESTS

Visitors must register at the front desk each time they enter the property. This is for all the residents' safety and it's not meant to be a nuisance to the visitors.

If any visitors plan to stay longer than 24 hours the inviting resident must complete and turn in a Guest Authorization form PRIOR to their arrival. Otherwise they will be deemed visitors and will not have the privileges that authorized guests have. Visitors must park at Valet and pay the appropriate fee - \$3.00 daytime and \$10.00 overnight. NO PARKING IN PRIVATE LOT. Any vehicles not displaying a decal or other appropriate authorization may be towed at Owner's expense.

Please advise any persons visiting you of our policy. Repeating offenses may result in banning from the property.

## VISITANTES / HUESPEDES

Los visitantes deben registrarse en la recepción cada vez que ingresan a la propiedad. Esto es para la seguridad de todos los residentes y no pretende ser una molestia para los visitantes.

Si algún visitante planea permanecer más de 24 horas, el residente debe completar y entregar un formulario de autorización de huésped PREVIAMENTE a su llegada. De lo contrario, serán considerados visitantes y no tendrán los privilegios que tienen los huéspedes autorizados. Los visitantes deben estacionarse en Valet y pagar la tarifa correspondiente: \$ 3.00 durante el día y \$ 10.00 durante la noche. ESTACIONAMIENTO EN LOTE PRIVADO ESTA PROHIBIDO. Cualquier vehículo que no muestre una calcomanía u otra autorización apropiada puede ser remolcado a expensas del propietario.

Por favor avise a cualquier persona que lo visite de nuestra política. La repetición de ofensas puede resultar en la prohibición de ingreso a la propiedad.

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## FALSE FIRE ALARMS

We are working with the fire alarm vendor to resolve all issues relating to false fire alarms. Our system is deteriorating due to its old age and more and more parts are having to be replaced. Faulty components are triggering the alarms; we apologize for the inconvenience these have brought. We want to reassure all residents that, should there be a real threat in the building, the PA system will be utilized by our staff to communicate so.

## ALARMAS DE INCENDIO FALSAS

*Estamos trabajando con el proveedor de alarmas contra incendios para resolver todos los problemas relacionados con las falsas alarmas contra incendios. Nuestro sistema se está deteriorando debido a su antigüedad y cada vez más piezas tienen que ser reemplazadas. Los componentes defectuosos están activando las alarmas; Nos disculpamos por las molestias que esto ha traído. Queremos asegurarles a todos los residentes que, en caso de existir una amenaza real en el edificio, nuestro personal utilizará el sistema de PA para comunicarlo.*

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