

PARKVIEW POINT CONDOMINIUM

Volume 18 Issue 4

Monthly Newsletter

October 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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or info@cgpnewsletters.com to
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get a free newsletter for your property.

SPEED!! SPEED!! SPEED!!

Despite the numerous signs posted warning of a 5 mph speed limit when you enter the property, we continue to have complaints of cars speeding. This endangers adults and particularly children and seniors crossing the driveway. Both security and valets have been instructed to inform the office of any unit owner, renter, or commercial vehicle observed speeding. Repeated violations by renters or unit owners (after proper notification) will be referred to the BOD for possible fines. In the case of commercial vehicles, the companies will be informed that if their drivers continue to speed they will be barred from the property.

I am sure that we all want to keep everyone safe and prevent accidents that could result in serious injuries and lawsuits against the Association.

¡VELOCIDAD! ¡VELOCIDAD! ¡VELOCIDAD!

A pesar de los numerosos letreros de advertencia de un límite de velocidad de 5 mph cuando ingresa a la propiedad, seguimos teniendo quejas de autos con exceso de velocidad. Esto pone en peligro a adultos y particularmente a niños y personas mayores que cruzan la calzada. Tanto el servicio de seguridad como el servicio de valet han recibido instrucciones de informar a la oficina de cualquier propietario de la unidad, inquilino o vehículo comercial que haya sido visto con exceso de velocidad. Las infracciones reiteradas por parte de inquilinos o propietarios de unidades (después de una notificación adecuada) se remitirán al BOD para posibles multas. En el caso de los vehículos comerciales, se informará a las compañías que si sus conductores continúan acelerando, se les prohibirá la entrada a la propiedad.

Estoy seguro de que todos queremos mantener a todos a salvo y evitar accidentes que puedan provocar lesiones graves y demandas contra la Asociación.

Once Again, Don't Be a Litter Bug

Throwing cigarette butts from balconies and windows is considered littering and a cause of contamination since the filters are harmful to fish and fauna.

Una Vez Mas, No Contamine

arrojar colillas de cigarrillos desde balcones y ventanas se considera basura y una causa de contaminación ya que los filtros son perjudiciales para los peces y la fauna



Board of Directors Meeting Minutes

Thursday, August 15, 2019
SOCIAL HALL - 7:00 P.M.

Board Members Present: Hugh Moore – President, KarmenChu Chorens, Vuk Dinic, JC Fields, Fernando Blanco, Cesar Dalmau, Tom O’Connell, Stephen Biondi, Maria Iglesias – Secretary (arrived at 7:30pm). The Castle Group – Mercedes Albaracin, LCAM – Building Manager and Millie Ventura, Regional Director for Parkview Point.

ESTABLISHED A QUORUM & CALL TO ORDER: at 7:22 pm by Hugh Moore- President.

APPROVAL OF MINUTES: Vuk Dinic made a motion to approve the minutes of June 28, 2019. Seconded by KarmenChu Chorens. The motion passed unanimously. Stephen Biondi made a motion to accept the minutes of July 28, 2019 Vuk Dinic seconded the motion. The board passed the motion with a unanimous vote.

REPORTS:

President: Nothing to Report.

Treasurer/Finance Committee:

- Cesar Dalmau and the committee reviewed the financial report.
- The July numbers will be reported next month.

COMMITTEE REPORTS:

Building & Grounds Committee:

Vuk mentioned that the railings in J-line are being finished. The second part reviewed the work that went into getting the pool ready. He expressed his gratitude to our staff for their effort. The Seawall Survey is in process. The Concrete Restoration although necessary has to be tabled until we have the required monies in Reserve.

FINANCING COMMITTEE:

Amendment Committee:

- Veronica Marti clarified that the questions raised regarding Amendment #6 was written legally by Becker Poliakoff. The documents will now remove all provisions regarding the rights of the developer (because he is no longer involved). The “sauna room” and “ room” verbiage will be changed to reflect that these rooms be named as “common elements”. The commit-

tee recommends that new owners need to own the unit for 18 months before leasing the unit. The board modifies the recommendation to allow leasing after 1 year. The board disapproves the suggestion to require 75% of the owner’s approval for an emergency loan to address an Emergency/Natural Disaster.

- Hugh Moore made a motion to approve the Committee’s recommendations with the modifications discussed by the board. Seconded by Vuk Dinic. Unanimously passed.

MANAGER’S REPORT:

Mercedes Albarracin submitted her report in writing. Also attached to these minutes.

OLD BUSINESS:

- T-Mobile – We received a letter from their attorney informing us that they will not break the lease. We referred it to our attorney.
- Hurricane Irma Claim - Perry & Neblett Law Firm have begun working on the claim.

NEW BUSINESS:

- Church Parking – the request for parking spaces in the back of the lot was turned down because of the complications it will cause in the building on Sunday mornings.
- Service Elevator Rules- moving days will be Monday through Friday. The rear door on the elevator should be locked at 11:00pm and opened at 7:00 am the door will be opened again. Housekeeping will begin using the elevators for trash after 9:00 am.
- Concrete Restoration Bid – 4 General Contractors have been evaluated for this job. It is approximately a \$500K (20% additional should be anticipated). This job is for the concrete & painting of the building. Additional costs of \$30K may

Continued on page 3

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Meeting (cont. from page 2)

- be for Engineer and additional incidents. Vuk Dinic makes a motion to use America Best for the project. Seconded by Karmenchu Chorens. The motion passed, Unanimously.
- Seawall Design Bid – Arkin’s recommendation is for us to consider using concrete and panels to repair the seawall for a more economic and durable solution. Vuk Dinic made a motion to contract with Ingenium for the seawall restoration for \$17,500. JC Fields seconded the motion. Passed unanimously.
 - Dog Etiquette – Vuk Dinic suggested the animals need to be registered with photos, vaccine records and emotional support paperwork.
 - Add swimming lane to pool- Fernando Blanco made a motion to open a lane specific for swimmers from 7:00am to 9:00am and 6:00 pm to 8:00pm. Karmenchu Chorens seconded the motion and it passes unanimously.

OPEN FORUM:

- The board is encouraged to consider a Bazaar/ Yard Sale prior to the holidays in Social Room.
- The kiddie pool may cost \$70K to repair and something nicer should be considered for the aesthetic look of the pool area.

ADJOURNMENT: 11:16pm

Respectfully Submitted By:
Maria Iglesias –Secretary



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