

PARKVIEW POINT CONDOMINIUM

Volume 19 Issue 4

Monthly Newsletter

October 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 Miguel Portu

Director John C. Fields

Director Daniel F. Blanco

Manager Bryan Hoyos

Admin. Asst. ..Maria T. Combellas



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CARDBOARD BOXES

If you are new to the building or just forgot the rules and regulations, please remember that all cardboard boxes **MUST BE DISASSEMBLED** and placed on the shelf except for big boxes that have to be taken downstairs to the trash container in the back of the building. You will receive a violation warning if it discovered that boxes that do not abide by these rules pertain to your unit.

CAJAS DE CARTÓN

*Si es nuevo en el edificio o simplemente se olvidó de las reglas y regulaciones, recuerde que todas las cajas de cartón **DEBEN DESARMARSE** y colocarse en el estante, excepto las cajas grandes que deben llevarse al contenedor de basura en la parte trasera del edificio. Recibirá una advertencia de infracción si se descubre que las cajas que no cumplen con estas reglas pertenecen a su unidad.*

FUN FACTS

- “I am” is the shortest complete sentence in the English language.
- The Hawaiian alphabet has 12 letters.
- $111,111,111 \times 111,111,111 = 12,345,678,987,654,321$.
- If you spell out consecutive numbers, you have to go up to one thousand until you would find the letter “a”.
- Men can read smaller print than women; women can hear better than men.
- Bullet proof vests, fire escapes, wind-shield wipers, and laser printers were all invented by women.

HECHOS GRACIOSOS

- “I am” es la oración completa más corta del idioma inglés.
- El alfabeto hawaiano tiene 12 letras.
- $111,111,111 \times 111,111,111 = 12,345,678,987,654,321$.
- En inglés, si deletrea números consecutivos, tiene que contar hasta mil para encontrar la letra “a”.
- Los hombres pueden leer letras más pequeñas que las mujeres; las mujeres pueden oír mejor que los hombres.
- Las mujeres inventaron los chalecos antibalas, las escaleras de incendios, los limpiaparabrisas y las impresoras láser.

WORDS OF WISDOM

“Our greatest glory is not in never falling, BUT IN RISING EVERYTIME WE FALL.” --Confucius

PALABRAS DE LA SABIDURÍA

“Nuestra mayor gloria no está en no caer nunca, SINO EN LEVANTARTE CADA VEZ QUE CAEMOS”. --Confucio

PUMPKIN BREAD

Kids love it, grown-ups love it...this pumpkin bread is hard to beat!

Servings: Makes 2 loaves
Prep Time: 20 Minutes
Cook Time: 65 Minutes
Total Time: 1 Hour 30 Minutes

INGREDIENTS

- 2 cups all-purpose flour, spooned into measuring cup and leveled-off
- 1/2 teaspoon salt
- 1 teaspoon baking soda
- 1/2 teaspoon baking powder
- 1 teaspoon ground cloves
- 1 teaspoon ground cinnamon
- 1 teaspoon ground nutmeg
- 1-1/2 sticks (3/4 cup) unsalted butter, softened
- 2 cups sugar
- 2 large eggs
- 1 15-oz can 100% pure pumpkin (I use Libby's)

INSTRUCTIONS

1. Preheat the oven to 325°F and set an oven rack in the middle position. Generously grease two 8 x 4-inch loaf pans with butter and dust with flour (alternatively, use a baking spray with flour in it, such as Pam with Flour or Baker's Joy).
2. In a medium bowl, combine the flour, salt, baking soda, baking powder, cloves, cinnamon, and nutmeg. Whisk until well combined; set aside.
3. In a large bowl of an electric mixer, beat the butter and sugar on medium speed until just blended. Add the eggs one at a time, beating well after each addition. Continue beating until very light and fluffy, a few minutes. Beat in the pumpkin. The mixture might look grainy and curdled at this point -- that's okay.
4. Add the flour mixture and mix on low speed until combined.
5. Turn the batter into the prepared pans, dividing evenly, and bake for 65 – 75 minutes, or until a cake tester inserted into the center comes out clean. Let the loaves cool in the pans for about 10 minutes, then turn out onto a wire rack to cool completely.
6. Fresh out of the oven, the loaves have a deliciously crisp crust. If they last beyond a day, you can toast individual slices to get the same fresh-baked effect.
7. **Freezer-Friendly Instructions:** The bread can be frozen for up to 3 months. After it is completely cooled, wrap it securely in aluminum foil, freezer wrap or place in a freezer bag. Thaw overnight in the refrigerator before serving.

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PAN DE CALABAZA

A los niños les encanta, a los adultos les encanta ... ¡este pan de calabaza es difícil de superar!

Porciones: Rinde 2 panes

Tiempo de preparación: 20 minutos

Tiempo de cocción: 65 minutos

Tiempo total: 1 hora 30 minutos



INGREDIENTES

- 2 tazas de harina para todo uso, vertidas en una taza medidora y niveladas
- 1/2 cucharadita de sal
- 1 cucharadita de bicarbonato de sodio
- 1/2 cucharadita de polvo de hornear
- 1 cucharadita de clavo molido
- 1 cucharadita de canela en polvo
- 1 cucharadita de nuez moscada molida
- 1/2 barras (3/4 taza) de mantequilla sin sal, ablandada
- tazas de azúcar
- huevos grandes
- 1 lata de 15 onzas de calabaza 100% pura (yo uso Libby's)

INSTRUCCIONES

- 1 Precaliente el horno a 325 ° F y coloque una rejilla en la posición media. Engrase generosamente dos moldes para pan de 8 x 4 pulgadas con mantequilla y espolvoree con harina (o, use un aerosol para hornear con harina, como Pam with Flour o Baker's Joy).
- 2 En un tazón mediano, combine la harina, la sal, el bicarbonato de sodio, el polvo de hornear, el clavo, la canela y la nuez moscada. Batir hasta que esté bien combinado; dejar de lado.
- 3 En un tazón grande de una batidora eléctrica, bata la mantequilla y el azúcar a velocidad media hasta que se mezclen. Agrega los huevos uno a la vez, batiendo bien

después de cada adición. Continúe batiendo hasta que esté muy ligero y esponjoso, unos minutos. Incorpore la calabaza. La mezcla puede verse granulada y cuajada en este punto, está bien.

- 4 Agregue la mezcla de harina y mezcle a velocidad baja hasta que se combine.
- 5 Voltee la masa en los moldes preparados, dividiéndola uniformemente y hornee por 65 a 75 minutos, o hasta que al insertar un probador de pasteles en el centro, éste salga limpio. Deje que los panes se enfríen en los moldes durante unos 10 minutos, luego colóquelos en una rejilla para que se enfríen por completo.
- 6 Recién salidos del horno, los panes tienen una corteza deliciosamente crujiente. Si duran más de un día, puede tostar porciones individuales para obtener el mismo efecto recién horneado.
- 7 **Instrucciones para congelar:** el pan se puede congelar hasta por 3 meses. Una vez que se haya enfriado por completo, envuélvalo de forma segura en papel de aluminio, envuelva para congelador o colóquelo en una bolsa para congelador. Descongele durante la noche en el refrigerador antes de servir.

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NOV. 3

VOTE RUBIN YOUNG

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Punch #57

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BOARD OF DIRECTORS MEETING MINUTES

Thursday, August 27, 2020
Via Zoom - 7:30 P.M.

Board Members Present: Hugh Moore – President, , JC Fields, Miguel Portu, Fernando Blanco, Stephen Biondi, Cesar Dalmau, Maria Iglesias (arrived 8:49pm)– Secretary **The Castle Group:** Bryan Hoyos- LCAM-Property Manager, Carmen Cruz- Regional Director and Juan Lopez, Maintenance Chief Engineer **Also Present:** Robert Arkin, Paul Marquez (S&K Services) and 5 staff members of Pyke Mechanical. **Not Present:** Vuk Dinic Karmencha Santana

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 7:35 pm.

OPEN FORUM

- Bryan Hoyos reported that Units 2R & 8R have reported Air Conditioning issues (needing to be back-flushed). This will be further looked into by the office.
- Susan Weitz asked for the loud speaker’s volume to be adjusted and for it to also include the announcement in Spanish. The alarm triggers the announcement on the 3 affected floors (actual floor and the floors above & below) and the Penthouse.
- June Castro asked about the accessibility of the Air Conditioning cabinet because unit owners are inconvenienced to maintain their units (ie: changing the A/C filters).
- Miguel Portu will donate a brand new rowing machine to the building for use in the gym.

NEW BUSINESS

Review & Approval of Parking Lot Paving - Robert Arkin presented the results of his study of for the paving of the parking lot. Three bids have been evaluated to encompass 360+ spaces, bumpers, 61 speed

bumps and 3,300 linear feet of curbing. The logistics for parking while this 3 week project is underway has also been considered. Mr. Arkin recognized JC Fields for his dedicated involvement with the vendors. The 2 vendors are: All Paving (\$252K), Southern Asphalt (\$215K) and DMI Paving (\$287K). Stephan Biondi made a motion to accept Southern Asphalt Engineering’s proposal for \$214, 995 to be paid from the line of credit and to be reimbursed by a future assessment. Maria Iglesias seconded the motion. The motion passed, unanimously.

Discussion of Building Ventilation

– Paul (S&K), who knows our building well. made initial suggestions to drop the vents in the laundry rooms and hallways. Juan (Castle) explained the current unit design for cooling the hallways. We apparently have an improperly designed system. They both suggest the engagement of a mechanical engineering firm. Willard Pyke (who installed our cooling towers) addressed our ventilation dilemma. We may have to go back to the former configuration and put in a fresh air reduction system. We must engage an engineer to evaluate the existing

system and make a recommendation. JC Fields made a motion to accept the Killingsworth Engineer proposal for \$8K to conduct an evaluation of the building’s ventilation system. Miguel Portu seconded the motion. The motion was passed unanimously upon voting.

Juan Lopez (Castle) addressed the need to consider an A/C filtration system. Hugh Moore made a motion to authorize Bryan Hoyos to install such system to protect the seals for the pumps not to exceed \$2K. Motion was seconded by Fernando Blanco. The board voted unanimously and the motion passed.

MOTION TO ADJOURN

ADJOURNMENT: 10:49 pm

RESPECTFULLY SUBMITTED BY:
Maria Iglesias –Secretary





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