

PARKVIEW POINT

CONDOMINIUM

Volume 17 Issue 10

Monthly Newsletter

April 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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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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Board of Directors Meeting Minutes

Thursday, February 28, 2019 - SOCIAL HALL - 7:00 P.M.

Board Members Present:

Hugh Moore – President, Karmen Chu Chorens, June Castro, Tom O'Connell, Joanna Gonzalez, Stephan Biondi (joined by phone- 7:43pm-8:44pm), Maria Iglesias – Secretary



BOARD MEETING

Special Guests: The Castle Group – Jason Cintron (acting property manager) GRG- Gerstle, Rosen & Goldenberg, P.A. Luis Lavandeira – CPA

ESTABLISHED A QUORUM & CALL TO ORDER: at 7:18 pm by Hugh Moore- President.

ANNOUNCEMENTS: Hugh Moore announced that our CPA Firm was present and he'd like to have him address the group before following the published agenda.

APPROVAL OF MINUTES: Karmen Chu Chorens made a motion to approve the minutes of February 28, 2019. Joanna Gonzalez, seconded the motion. The board passed the motion with a unanimous vote.

REPORTS:

President's Report: Nothing to Report.

Manager: Nothing to Report .

Treasurer/Finance Committee Joanna Gonzalez presented the following

Reserve	\$ 200,000
Operating	\$ 188,000 BPOP
Loan Collateral	\$ 42,000
Security Deposits	\$ 76,000
Account Receivable	\$ 13,000 (approximately)

BUILDING & GROUNDS COMMITTEE: Nothing to Report

RULES & REGULATIONS: Hugh Moore announced that we are short 50+ votes to log 75% of the ownerships votes. Please ensure you have voted.

Continued on page 2

Board Meeting (cont. from page 1)

UNFINISHED BUSINESS:

- Pool – we are waiting for inspection for the electrical. We require a fence to secure the construction site of the seawall.
- Seawall- permit application is expected to take a year for approval.

NEW BUSINESS:

- Discussion Reserve Expenditures – addressed at the beginning of the meeting with CPA.
- General Violation - tabled to future meeting.
- Assessment Consideration – to address the Fire Railing, Concrete Restoration , Roof Repair, Waterproofing of the Building and painting the exterior – needs to be covered by an owner subsidized Special Assessment. The total amount \$ 729K (will run about \$3K per unit). The Fire Railing must be updated to get to code. The rails need to be adjusted to the 4”opening specifications. A sample of the new rail is off the mezzanine for your inspection. The Rejuvenation Plan will run \$ 3.5 Million (over a 3 year program).
- Hugh Moore made a motion to pass the Special Assessment of \$729,000 as prorated by each Unit Ownership

Interest, of 6 monthly payments, 1st one due on April 1, 2019 for the Concrete Restoration, sealing and painting of building and Roof repair losses from Hurricane Irma and Fire stairwell Railing fabrication to come into compliance for the 50-year certification . Karmenchu Chorens seconded the motion. The motion passed with a unanimous vote.

- Laundry Contract – Stephan Biondi negotiated a new contract offering us a \$15K incentive (renovations allowance). These new machines will provide a monthly income from \$1,800 up to \$2,800 on an 8 year contract. Stephan Biondi makes a motion to approve the amendment to te current lease as presented. Joanna Gonzalez seconded the motion. The motion passed unanimously.
- Window Project – Discussed in the assessment consideration. The windows are not being addressed before
- Insurance Claim Resolution Approach-Currently we are looking at a \$15M claim – the proof of loss is set and ready. The initial response is being denied by the Insurance company.

ADJOURNMENT: 8:44pm

Respectfully Submitted By Maria Iglesias –Secretary



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Tasty and Easy Springtime Recipe: Penne with Chicken and Asparagus

- 1 (16 oz) package dried penne
- 5 tablespoons olive oil, divided
- 2 skinless, boneless chicken breast halves - cut into cubes
- salt and pepper to taste
- garlic powder to taste
- 1/2 cup low-sodium chicken broth
- 1 bunch asparagus spears, trimmed, cut on diagonal into 1-inch pieces
- 1 clove garlic, thinly sliced
- 1/4 cup Parmesan cheese

1. Bring a large pot of lightly salted water to boil. Add pasta, and cook until al dente, about 8 to 10 minutes. Drain, and set aside.
2. Warm 3 tablespoons olive oil in a large skillet over medium-high heat. Stir in chicken, and season with salt, pepper, and garlic powder. Cook until chicken is cooked through and browned, about 5 minutes. Remove chicken to paper towels.
3. Pour chicken broth into the skillet. Then stir in asparagus, garlic, and a pinch more garlic powder, salt, and pepper. Cover, and steam until the asparagus is just tender, about 5 to 10 minutes. Return chicken to the skillet, and warm through.
4. Stir chicken mixture into pasta, and mix well. Let sit about 5 minutes. Drizzle with 2 tablespoons olive oil, stir again, then sprinkle with Parmesan cheese.



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