

# PARKVIEW POINT

## CONDOMINIUM

Volume 19 Issue 10

Monthly Newsletter

April 2021

### 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  
**Website**.. [www.parkviewpoint.com](http://www.parkviewpoint.com)  
**E-mail**... [info@parkviewpoint.com](mailto: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** ..... Jacobo Pares  
**Director** ..... Daniel F. Blanco

**Manager** ..... Bryan Hoyos  
**Admin. Asst.** .. Maria T. Combellas



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advertise in one of our newsletters or to  
get a free newsletter for your property.

### RACCOONS, RACCOONS, RACCOONS...

Maybe you have noticed, there are a lot more raccoons on the property than in the past and they have been causing some serious damage. They get into the engine compartments of cars and chew up the insulation and in some cases the wiring. This can result in costly repairs to your vehicle. There have been several residents who have had their cars damaged by the raccoons.

We did employ a service to trap and release the raccoons in the wild, but they stopped coming because someone has been releasing the animals from the traps. We implore whoever is releasing the animals to please stop doing this and anyone who observes this to report it to the office.

Remember the next car that gets damaged could be yours! Thank you for your cooperation!

### MAPACHES, MAPACHES, MAPACHES...

*Quizás te hayas dado cuenta, hay muchos más mapaches en la propiedad que en el pasado y han estado causando serios daños. Entran en los compartimentos del motor de los automóviles y mastican el aislamiento y, en algunos casos, el cableado. Esto puede resultar en costosas reparaciones de su vehículo. Ya son varios residentes a los que los mapaches les han dañado los automóviles.*

*Empleamos un servicio para atrapar y liberar a los mapaches en la naturaleza, pero dejaron de venir porque alguien había estado liberando a los animales de las trampas. Rogamos a quien esté liberando a los animales que deje de hacer esto y a cualquiera que observe esto que lo informe a la oficina.*

*¡Recuerde que el próximo automóvil que se dañe podría ser el suyo! ¡Gracias por su cooperación!*

### CONTRACTORS

All contractors working in the building **MUST** have a license and insurance **UNLESS** they have just come to **LOOK** or unless the job they came to do does not require insurance, e.g. plastering or painting.



### CONTRATISTAS

*Todos los contratistas que trabajan en el edificio DEBEN tener una licencia y un seguro A MENOS que vengán a revisar o que el trabajo que vinieron a hacer no requiera seguro, p. Ej. enyesado o pintura.*

## LEAKS

The building is NOT responsible for leaks in your apartment. If there is an emergency, we will shut off the water in the apartment. YOU are responsible for calling a plumber! If your leak impacts other residents, the only thing we can do is send an email to all parties concerned, including their contact information, so that they can communicate with each other. Please note that SO FAR every owner with whom the Office has dealt has successfully resolved leak issues this way.



## FILTRACIONES

El edificio NO se hace responsable de las filtraciones en su apartamento. Si hay una emergencia, cerraremos el agua en el apartamento. ¡USTED es responsable de llamar a un plomero! Si su fuga afecta a otros residentes, lo único que podemos hacer es enviar un correo electrónico a todas las partes interesadas, incluida su información de contacto, para que puedan comunicarse entre sí. Tenga en cuenta que, HASTA AHORA, todos los propietarios con los que se ha ocupado la Oficina han resuelto con éxito los problemas de filtraciones de esta manera.

## LAUNDRY ROOM

### WASHERS AND DRYERS

Remember our washers and dryers are NOT PET-FRIENDLY. We keep on getting complains about people leaving the washing machine full of pet hair. When other resident comes to wash clothes and the washing machine finishes, the clothes are dirty with pet hair. If you use our washers for your pet's items, at least be respectful of other residents and clean the washing machine when you finish.

### LAVADORAS Y SECADORAS DE CUARTO DE LAVADO

Recuerde que nuestras lavadoras y secadoras NO SON PARA ARTICULOS DE MASCOTAS. Continuamente recibimos quejas sobre personas que dejan la lavadora llena de pelo de mascota. Cuando otro residente viene a lavar la ropa y la lavadora termina, la ropa está sucia con pelo de mascota. Si usa nuestras lavadoras para los artículos de su mascota, al menos sea respetuoso con los demás residentes y limpie la lavadora cuando termine.

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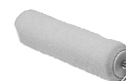
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## BOARD OF DIRECTORS MEETING MINUTES

Thursday, March 4, 2021 - Via Zoom - 7:30 P.M.

Board Members Present: Hugh Moore – President, Miguel Portu, Vuk Dinic, Karmenchu Santana, Cesar Dalmau, Jacobo Pares and Maria Iglesias- Secretary, The Castle Group: Bryan Hoyos- LCAM-Property Manager, Carmen Cruz, Regional Director

- 1) **ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 7:34 pm.**
- 2) **OPEN FORUM-** At Miguel's recommendation, Maria Iglesias made a motion to move the Open FORum back to the end of the Board Meeting day forward. Miguel seconded the motion and the Board passed the motion unanimously.
- 3) **APPROVAL OF MINUTES:** Vuk Dinic made a motion to accept the minutes of Feb. 4, 2021. Karmenchu Santana seconded the motion. The minutes were accepted unanimously.
- 4) **FINANCE /TREASURERS REPORT:** Cesar reported that we started 2021 with \$20,682 income. All delinquent apartments are reported as paid on time. Payroll appears to be high – due to the variant of the Manager's Salary. Dottie Baier, Financial Committee, noted that Castle Group Accounting was 2 weeks late with the reports. Her committee post was not allowed because it did not make the 48 hour cut-off for posting committee meetings. Dottie also discussed the \$1,655 Holiday funds left over from Renovations (02/28/2019) which was recorded on the balance sheet. This report was provided when Sharma turned over the accounting responsibility to Castle Group for our accounting needs. After much discussion, it was agreed that a meeting would be set for next week with the finance committee, Castle Accounting, Bryan Hoyos and Board Members to establish the transaction and follow the posting of said money and document for clarity.
- 5) **BUILDING & GROUNDS COMMITTEE:** Vuk Dinic had nothing to report but asked for updates on the following: Seawall, Moisture Test, Pool, Ventilation, Concrete Restoration, Landscaping, Bryan Hoyos, addressed each one as follows: Seawall- Green Coastal is inspecting with scuba divers on Friday Roof Moisture Test – Bryan had authorization to spend up to \$4,000 and awarded the job for \$2,300. Pool Engineering Proposal – 2 estimates have been received; we are waiting for a third bid. Landscaping – Bryan is working with Cutter's Edge for estimates Bryan also reported that he is working with: Electric Car Charging Station – Pike Mechanics has had problems with our electrical and the dated equipment. Sauna – there has been discussion about reactivating the Sauna and the bids are coming in for \$30,000 for each (Male & Female saunas are required)
- 6) **APPROVAL OF ELEVATOR REPAIRS USING BUILDING RESERVES:** Miguel Portu made a motion

to ratify the acceptance of the estimate (Miami Elevator for \$ 2,360) to replace 3 control boards to be paid out of our reserves. Vuk Dinic seconded the motion. The Board voted and the motion passed unanimously.

- 7) **REQUEST VOLUNTEERS FOR GRIEVANCE COMMITTEE:** We must establish a grievance committee. It must be made up of owners (Non-Board Members). An invitation to join committee will be posted in the lobby and in the newsletter.
- 8) **OPEN FORUM:**
  - **Window Update was requested** – It will cost \$400 each to replace boarded windows with plexi- glass. Replacing them with glass would be cheaper – but then considered a permanent fix and for insurance purposes we must simply repair with plexi,
  - **Insurance Claim Status** – Attorney needs to address PVP owners. He has been ill with COVID. He will schedule time once his quarantine is over.
  - Owner asked for Caution Tape to be removed from the shrubbery in the front,
  - Owner expressed concern over constant unpleasant smells in the hallways of certain floors. Management will look into that.
  - A question was asked about forthcoming assessments. It is evident that the necessary forthcoming projects will trigger assessments. Our building will only benefit from these projects.
  - It was mentioned that 14+ owners may be running for The Board in the April elections. It was suggested that the foreign ballots be mailed with enough time to reach owners that live abroad.
- 9) **MEETING ADJOURNED: 9:18 pm**

Motion to Adjourn by Karmenchu Santana, Miguel Portu seconded the motion.

Respectfully Submitted by: Maria Iglesias – Secretary



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