



# PARKVIEW POINT

CONDOMINIUM

Volume 17 Issue 7

*Monthly Newsletter*

January 2019

## PARKVIEW POINT

7441 Wayne Avenue  
Miami Beach, FL 33141

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**Mon. - Thurs.** 9:00 AM-5:00 PM  
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## Status Report on Pool Reopening, Seawall Repair and Other Projects

We have been striving for over a year to get permission from the City of Miami Beach to reopen the pool, and we are now a lot closer to that goal. The Board shares Residents' frustration at how long this is taking, and we can assure you we are working on this continuously. Here's a recap of the timeline of activity to give you an idea of how complex this issue has been.

- After Hurricane Irma in September 2017, we erected a temporary fence and opened the pool within 10 days.
- In December 2017, a complaint from a Resident caused a City Inspector to come to the building and the City closed the pool, asking us to verify the "security of the fence and seawall." We were required to take down the temporary fence we had built.
- In January 2018, we petitioned the City to allow us to reopen the pool with an approved temporary fence.
- They denied this, and required us to prove the stability of the seawall. We then set about appointing a seawall engineering inspection firm, who conducted extensive underwater examination of the seawall. A report with hundreds of photographs was produced and a detailed description of all the damaged areas was produced. This process took about 3 months, and was complicated by the massive demands being made on all engineers and construction companies following the Hurricane.
- The seawall report turned out to be

more positive than expected. There is certainly extensive damage to the seawall that must be repaired, but the integrity of the seawall, especially around the pool, is sound. The most damage in the pool area was to the seawall cap, which is the concrete on top of the seawall in which the fence is secured. That is why the fence blew out of the cap during the Hurricane.

- Our engineers submitted the seawall report to the City declaring the seawall security to be sound, and asking to reopen the pool.
- After a month of deliberation, the City then asked us to also prove the integrity of the pool deck. This led to another round of inspections taking about 2 months. The test involved here was called a "Boring" test. Deep holes were bored at various areas around the deck, and soil samples taken and analyzed. The purpose was to determine whether the soil under the deck had been compromised by the Hurricane. Again, the deck proved sound.
- Our Engineers then submitted the deck report to the City, and they appeared to accept the report.
- Our engineers then began preparing engineering drawings for a temporary fence.
- Once the drawings had been completed and the quotes received at the end of summer, we applied for a permit to construct the temporary fence.

*Continued on page 2*

**Status Report** (cont. from page 1)

- After passing through all the other City Departments, the permit application was denied by the Planning and Zoning department on the grounds that we could not erect a temporary fence unless we had the seawall construction permit and started seawall construction.
- Our engineers appealed this decision because we had satisfied the safety requirements for the pool and deck, but this was denied.
- The problem from a timing perspective is that a seawall permit can take a very long time to issue, and we were prevented from putting up the temporary fence and opening the pool until then.
- In November 2018, we appointed Mr. Ira Giller, a very experienced architect/general contractor in Miami Beach, to intercede with senior City officials on our behalf and make the case for us to open the pool in advance of the seawall permit.
- He met with the head of the Building Department to get clearance, and they were agreeable, as long as we also cleared the Zoning Department. After 2 meetings with the Zoning Department, he got agreement that we can tie the temporary fence construction to other pool repair in order to meet the requirement that there must be a construction permit approved for a temporary fence to be built.
- Concurrently with all the other work on this issue, we are also required under our 50 year recertification to install electrical grounding (also called bonding) at the pool. The City also decided to require new engineering drawings on this project last month.
- Therefore, in the first week of January a combined permit for pool deck repair, electrical bonding and construction of a temporary fence was applied for.

- The City has asked for additional drawings showing repairs to the pool deck to fix the trenches created by the bonding. We expect these to be ready and the permit we have fought for over a year to be issued during January. This will then trigger various actions.
- The following things must then happen before the pool can be reopened:
  - o Get the fence company to start the temporary fence immediately
  - o Get the electrical work inspected by the City and the bonding signed off.
  - o Fill the trenches and patch the deck and pool and get it inspected.
  - o Fill the pool, test the piping and filtration system, make sure all systems are working
  - o Have Health Department inspect the pool water and sign off
  - o Have our Engineers write a letter to the City after the temporary fence is up and the deck repaired confirming that the pool is safe.

We should then get permission to reopen the pool. The construction pieces of this are not difficult, but the timing of this process is unpredictable because we are

governed by how quickly the City inspects and approves the work. We certainly hope that the pool will reopen in February, but we cannot guarantee that.

**Seawall Project Update**

There are various steps involved in the seawall repair project. We have described above the seawall inspection process that took place in the first half of 2018, conducted by Falcon Engineering. This was more detailed than the Weber engineering report of 2014 (which recommended that we must repair the seawall by 2019). The Falcon report, with the advantage of underwater inspections, showed the seawall to be in somewhat better condition than the less detailed 2014 report, allowing repair rather than replacement in most areas.

The City required us to submit plans and a permit application to repair the seawall by December 28, 2018. Accordingly, our engineers prepared a detailed scope of work for the repairs which was approved by the Board in October 2018. The seawall permit application was submitted to the City on

*Continued on page 3*



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**Status Report** (cont. from page 2)

December 22 in advance of the deadline.

The City has asked for more detail from our engineers which will be answered within the next few weeks. Then the really detailed permit approval process will begin. After passing through various City Departments, the permit application must be submitted to the Department of Environmental Protection at the State level. This usually takes about 6 months. After that, the application goes to the Army Corps of Engineers for Federal approval, which can take another 6 months.

Various Project Managers we have interviewed agree that the process can take well over a year, and that we may not begin seawall repair until 2020. We will of course push for much faster resolution, but this timeline should help illustrate why we have fought so hard to get the pool opening separated from the seawall repair. Our mission is to restore use of the pool as soon as possible, and to take care of the seawall as soon as we have permission. Once we have the seawall permission, we can then consider the pool restoration described in the Rejuvenation plan.

The cost of the seawall repair remains to be determined since we have no definitive estimates so far from the vendors who have inspected it. We expect to have firm estimates in the next 2-3 months, but this funding requirement will not become operative until the permit is issued.

**Project Manager Update**

After approval of the Rejuvenation Plan in October 2018, your Board recognized the need for appointment of an experienced Project Manager (also known as an Owner's Representative) to oversee the complicated execution of the various capital projects in 2019 and 2020. The advantage of an experienced Project manager is that they can negotiate with better knowledge than we can, coordinate better scheduling and have more influence with the City processes than we do. Generally, project managers save much more money than they cost. Your Board has also been taxed with time demands beyond what we can meet.

Accordingly, we interviewed 5 different candidates, from individuals to large project management companies. The firm of Arkin Construction Co Inc was appointed after extensive due diligence. Mr. Robert Arkin is a very experienced general contractor in Miami Beach who has a lot of experience with all kinds of construction, including seawalls. His firm has been leading the permit application processes and will take the lead on driving the execution of the Rejuvenation Plan.

**Exterior Concrete Repair and Painting**

Sealing and repainting the building before the next rainy season is a top priority for the Board. Extensive inspections have been conducted, both to estimate where repair is needed and to support our insurance claim. The Scope of Work for this project has been approved by the Board, and the process of getting estimates will begin this month, followed by permit application.

**Stairwell Railings**

We have had several meetings with engineers and the Fire Department to determine the best way to comply with the Code requiring higher handrails in our stairwells. This is the last part of our 50 year recertification and we have a deadline we must meet so this is a priority for Q1.

**Insurance Claims**

We have recently received a specific insurance payment sufficient to cover the replacement of the permanent fence. However, we cannot undertake that replacement until the seawall repair is complete. All of our insurance claims have now been consolidated in a significant package and presented to our Insurance Company. This triggers an extensive negotiation with the insurance carrier to settle on an amount. There is of course no way of knowing how long this will take, especially if litigation is required to win. Our insurance adjuster is confident that we will receive a significant settlement but this will take time and is not guaranteed. We will keep Residents posted as to progress.

*Continued on page 4*

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**Status Report** (cont. from page 3)

**Financing Requirements.**

The fact that the seawall will take a long time to begin will change the potential additional financing requirements for this year. The long wait for an insurance settlement also adds uncertainty. Once we have firm bids for the other projects described above, your Board will be able to provide more clarity on this issue and advise what Special Assessment may be required.

**Conclusion**

We are working on every element of the Rejuvenation Plan, and have made significant progress over the last 2 months with the Seawall and Pool Repair permit. The projected timelines in the Plan will of course be influenced by the factors described above. If you do not have a copy of the Plan, please email the Office at [info@parkviewpoint.com](mailto:info@parkviewpoint.com) to request that one be sent to you.

We look forward to continual improvements in 2019. Happy New Year.

THE BOARD OF DIRECTORS



**BOARD MEETING**

**Board of Directors  
MEETING MINUTES**

**Thursday, November 29, 2018**

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

**Board Members Present:** Hugh Moore – President, Derek Hewitt, Vuk Dinic (arrived at 7:50pm), Karmenchu Chorens, June Castro, Tom O’Connell, Maria Iglesias – Secretary  
Caridad Castillo, LCAM - Renovations Building Manager.

**ESTABLISHED A QUORUM & CALL TO ORDER: at 7:15 pm by Hugh Moore- President.**

**APPROVAL OF MINUTES:** Tom O’Connell made a motion to approve the October 25, 2018 minutes. Derek Hewitt, seconded the motion. The board passed the motion with a unanimous vote.

**ANNOUNCEMENTS:** Hugh Moore announced that on Tuesday, December 4<sup>th</sup> there will be a Budget Meeting and a Membership meeting to approve the New Documents and allow owners to cast their vote on acceptance of Pets and Windows. A suggestion was made to ask for volunteers to knock on doors to encourage owners to vote.

**REPORTS:**

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

**Manager** –Caridad Castillo’s comprehensive report is attached. She addressed her report under the New Business (item 6)

**Treasurer/Finance Committee** Presented by Derek Hewitt (Stephen Biondi explained via email) that we are running at a \$21,106 deficit because of the concrete restoration.

<b>Reserve</b>	\$ 233,000
<b>Operating</b>	\$ 121,000

**Building & grounds committee:** Vuk Dinic had nothing to report here but will address items in unfinished business.

**Rules & Regulations:** Derek Hewitt stated that December 4, 2018 is the scheduled date for the vote for the new Condominium Documents.

*Continued on page 5*



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**Board Meeting (cont. from page 4)**

**UNFINISHED BUSINESS:**

- Pool bonding drawings – Inspection engineers will be providing drawings for permitting.
- Cooling tower pump – backordered (delivery slated for mid December)
- Roof – will be assigned to the Project Manager
- Seawall bids and fence quotes – quotes will be analyzed by the Project Manager.
- Fire exists Railings – will be assigned to the Project Manager

**NEW BUSINESS:**

- Elevator quotes – Repairs approved for \$1,965 and \$7,860.
- Water heaters maintenance - Annual maintenance is required (\$1,200)
- Pool deck city water pipes quotes – We need to find the buried pipes, to prepare for a new deck (\$800.00).
- Exterior door replacement- 3 doors need to be replaced (\$1,200 each)
- Essig Pool drawing quote-looking into upgrading the pool substantially as we repair the seawall. Tabled to another meeting. By January we will have a final quote.
- Water Profit Pro –A valve should be installed on the back flow on building for domestic water. This will reduce the water bill. We will request a meeting and table this to the next month.
- All American Fire – Derek Hewitt made a motion to approve their charge of \$9,160 to close the violation. Vuk Dinic seconded the motion. The board passed the motion unanimously.
- Choosing Project Manager- 5 companies have been considered. Giller and Arkin seem to be the 2 contenders. Vuc Dinic made a motion to hire Arkin as our Project Manager to address the forthcoming projects. Karmenchu Chorens seconded the motion. The Board voted, in favor of Arkin 3 in favor and 2 against. Derek Hewitt and Tom O’Connell voted against and Maria Iglesias abstained from voting.
- Choosing violation Committee- if we impose fines, we must create a committee of 3.
- Violations – Multiple violations from the same owner (10I). Dereck Hewitt makes a motion that we fine \$200 for the violations, The first is the dog off the leash on a continual basis and the second is for the improper disposal of large items on a Sunday. Vuk Dinic seconded the motion and it passed unanimously by the board.

**ADJOURNMENT:** 10:28pm

Respectfully submitted by:  
Maria Iglesias –Secretary



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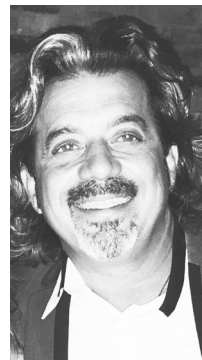
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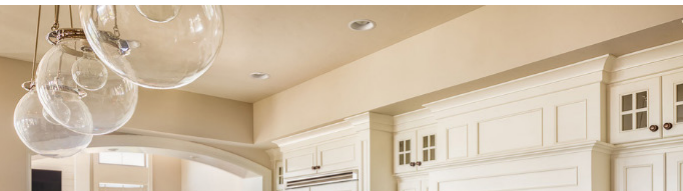
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