



PARKVIEW POINT

CONDOMINIUM

Volume 17 Issue 9

Monthly Newsletter

March 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
Fax 305-864-7067
Valet..... 305-865-3317
Website.. www.parkviewpoint.com
E-mail... info@parkviewpoint.com

BOARD MEMBERS

President..... Hugh Moore
Vice Pres. Derek Hewitt
Secretary..... Maria Iglesias
Treasurer Joanna Gonzalez
Director Vuk Dinic
Director June Castro
Director Carmen Santana
Director Stephen Biondi
Director Thomas O'Connell

Interim Manager ..Ana Llerena
Admin. Asst. ..Maria T. Combellas



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Message from the Management

Dear Parkview Point Condominium Resident,

Castle Management is extremely pleased to have been selected as your new association management company. Beginning on March 1st, 2019, Castle will be responsible for providing the financial, property, and administrative management services for Parkview Point Condominium Association, Inc.

As your new management team, we are committed to improving resident experiences and exceeding expectations.

Our 1,500 employees attend to the specific needs of approximately 300 communities throughout the state of Florida. Castle was once again named one of the Best Places to Work by South Florida Business Journal, an achievement of which we are extremely proud. Castle caters to the desires of our communities, while providing unparalleled support to our on-site team. We do not manage an exceptional number of communities, just a number of exceptional ones.

Castle has extensive experience, a proven system, and standard operating procedures in place to ensure a smooth 100-day transition. As part of the transition process, we have a dedicated team that works with your Board of Directors and staff through completion.

Mensaje del Gerente

Estimado residente de Parkview Point Condominium,

Castle Management está extremadamente complacido de haber sido seleccionado como su nueva empresa de administración de asociaciones. A partir del 1 de marzo de 2019, Castle será responsable de proporcionar los servicios de administración financiera, de propiedad y administrativa para Parkview Point Condominium Association, Inc.

Como su nuevo equipo de administración, estamos comprometidos a mejorar las experiencias de los residentes y superar las expectativas.

Nuestros 1,500 empleados atienden las necesidades específicas de aproximadamente 300 comunidades en todo el estado de Florida. Una vez más, Castle fue nombrado como uno de los mejores lugares para trabajar por South Florida Business Journal, un logro del cual estamos sumamente orgullosos. Castle satisface los deseos de nuestras comunidades, al tiempo que brinda un apoyo incomparable a nuestro equipo en el sitio. No gestionamos un número excepcional de comunidades, solo algunas excepcionales.

Castle tiene una amplia experiencia, un sistema probado y procedimientos operativos estándar para garantizar una transición sin problemas de 100 días. Como parte del proceso de transición, tenemos un equipo dedicado que trabaja con su Junta Directiva y su personal

Continued on page 2

Pasa a la pagina 3

Management (*Viene de la página 1*)

Payment Update:

You should have received or will be receiving a coupon booklet which may be used to make your remaining payments for 2019. If you were previously enrolled in ACH or AutoPay, you will need to re-enroll using the account number listed on your coupon. More instructions on ACH enrollment may be found on our payment information sheet which is also included with this letter.

The lockbox address associated with your payments has also been changed to the address listed below:

Popular Community Bank

PO Box 169010
Miami, FL 33116

If you have any questions or concerns, please do not hesitate to contact the Castle Resident Services Department at **1-800-337-5850**.

Sincerely,
Castle Management, LLC.

**METHODS OF PAYMENT
OFFERED BY CASTLE GROUP**

Castle Management has a variety of options for you to make your monthly maintenance payment as shown below. Please feel free to call or email Castle Management if you need assistance.

Option 1: Automatic Withdrawal (AutoPay) - The Association will withdraw your payment between the 5th and 10th of the month from your bank account. (**HIGHLY RECOMMENDED**). Enrolling in AutoPay eliminates the hassle of writing a check each month, avoids mailing fees, guarantees that your payment will be received on a timely basis and is a wonderful way to participate in our CastleGreen initiative. If you are interested in joining AutoPay, type the following link into your browser: <https://>

castleclick.castlegroup.com/autopay and follow the steps to join. You will be asked to enter your account number and last name as listed on your coupons. You can also go to Castle Groups website, www.castlegroup.com, select Resident Services/Manage Autopay, and enter the requested information. There is no charge for you to utilize AutoPay.

Option 2: One Time Payment - Make a payment online using your bank account or credit card. One Time Payment is used to make a payment online using your bank account or credit card. Go to Castle Groups website, www.castlegroup.com. On the top left corner of your screen, click where it says "Pay Online". The next screen asks for your first and last name, email address, and account number as listed on your coupons. If a unit is owned by a company, you will need to enter the full name of the company in the last name field. There is a fee for the use of One Time Payment.

Option 3: Mail a check with a coupon. Make your check payable to the Association and mail your check and coupon to the address listed on your coupon.

Option 4: Utilize Bill Pay Service through your bank - Please note that these payments are typically sent without a coupon and there may be a delay in the posting of these payments.

If you currently use a Bill Pay service with your bank, please update your recurring payment amount with the periodic payment shown on your coupons and confirm the account number in the memo section of the payment set-up is the same as the account number shown on the coupons, to avoid any delay in the posting of your payments. Please also note the due date on your coupons and schedule your payments to be initiated at least 10 business days prior to that date to avoid late fees.

If you have any questions, or require clarification, please do not hesitate to contact Resident Services at 954-792-6000 or 1-800-337-5850 or email residentservices@castlegroup.com.

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Gerente (de la pagina 1)

hasta completar la transición.

Actualización de pago

Ya debería haber recibido o recibirá una libreta de cupones que se puede usar para realizar los pagos restantes de 2019. Si estuvo inscrito anteriormente en ACH o en AutoPay, deberá volver a inscribirse usando el número de cuenta que figura en su cupón. Puede encontrar más instrucciones sobre el registro en ACH en nuestra hoja de información de pago que también se incluye con esta carta.

La dirección de la caja de seguridad (lockbox) asociada con sus pagos también se ha cambiado a la dirección que se indica a continuación:

Popular Community Bank
PO Box 169010
Miami, FL 33116

Si tiene alguna pregunta o inquietud, no dude en comunicarse con el Departamento de Servicios para Residentes de Castle al 1-800-337-5850.

Sinceramente,
Castle Management, LLC.

MÉTODOS DE PAGO OFRECIDOS POR CASTLE GROUP

Castle Management tiene una variedad de opciones para que realice su pago de mantenimiento mensual como se muestra a continuación. No dude en llamar o enviar un correo electrónico a Castle Management si necesita ayuda.

Opción 1: Retiro automático (Auto-Pay): la Asociación retirará su pago entre el 5 y el 10 de cada mes de su cuenta bancaria. (MUY RECOMENDABLE). Inscribirse en AutoPay elimina la molestia de escribir un cheque cada mes, evita los cargos de envío, garantiza que su pago se recibirá de manera oportuna y es una manera maravillosa de participar en nuestra iniciativa CastleGreen. Si está interesado en unirse a AutoPay, escriba el siguiente enlace

en su navegador: <https://castleclick.castlegroup.com/autopay> y siga los pasos para registrarse. Se le pedirá que ingrese su número de cuenta y apellido como se indica en sus cupones. También puede ir al sitio web de Castle Groups, www.castlegroup.com, seleccione Resident Services/Manage Autopay e ingrese la información solicitada. No hay ningún cargo por utilizar AutoPay.

Opción 2: One Time Payment: realice un pago en línea con su cuenta bancaria o tarjeta de crédito. El pago único (One Time Payment) se utiliza para realizar un pago en línea utilizando su cuenta bancaria o tarjeta de crédito. Vaya al sitio web de Castle Group, www.castlegroup.com. En la esquina superior izquierda de su pantalla, haga clic en donde dice "Pay Online". La siguiente pantalla le solicita su nombre y apellido, dirección de correo electrónico y número de cuenta tal como aparecen en sus cupones. Si una unidad es propiedad de una compañía, deberá ingresar el nombre completo de la compañía en el campo de apellido. Hay una tarifa por el uso de One Time Payment.

Opción 3: Envíe por correo un cheque con un cupón. Haga su cheque a nom-

bre de la Asociación y envíe su cheque y cupón a la dirección que figura en su cupón.

Opción 4: Utilice el servicio de pago de facturas (Bill Pay Service) a través de su banco: tenga en cuenta que estos pagos generalmente se envían sin cupón y puede haber un retraso en la aplicación de estos pagos.

Si actualmente utiliza un servicio de Pago de facturas con su banco, actualice el monto de su pago recurrente con el pago periódico que se muestra en sus cupones y confirme que el número de cuenta en la sección de notas de la configuración de pago sea el mismo que el número de cuenta que se muestra en los cupones, para evitar cualquier demora en la aplicación de sus pagos. También tenga en cuenta la fecha de vencimiento de sus cupones y programe que sus pagos se inicien al menos 10 días hábiles antes de esa fecha para evitar cargos por mora.

Si tiene alguna pregunta, o necesita una aclaración, no dude en ponerse en contacto con los Servicios para residentes al 954-792-6000 o al 1-800-337-5850 o envíe un correo electrónico a resident-services@castlegroup.com.



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Board of Directors Meeting Minutes

Thursday, January 24, 2019
SOCIAL HALL - 7:00 P.M.

Board Members Present: Hugh Moore – President, Derek Hewitt, Vuk Dinic, KarmenChu Chorens, June Castro, Stephen Biondi, Maria Iglesias – Secretary. The Castle Group – Building Management Company. Jessica Raffo – Business Development Manager Nick Aleyanis - Regional Vice President Millie Ventura – Regional Director Miami-Dade

ESTABLISHED A QUORUM & CALL TO ORDER: at 7:12 pm by Hugh Moore- President.

ANNOUNCEMENTS: Hugh Moore announced that, after extensive interviews of candidate companies and due diligence on background checks, the Castle Group has been selected as our new Management Company. Castle Group will begin operating on March 1, 2019, and will be managing both the building management as well as accounting. Both RPM and Sharma and Associated have agreed to an orderly transition process. Castle Group introduced themselves, their visions and their transition ideas for Parkview Point Condominium. The group broke for 30 minutes for a brief coffee meet & greet. Board Meeting resumed at 8:16pm

APPROVAL OF MINUTES: Vuk Dinic made a motion to approve the minutes of November 29, 2018. KarmenChu Chorens, seconded the motion. The board passed the motion with a unanimous vote.

REPORTS:

PRESIDENT’s REPORT: Nothing to Report

MANAGER – on behalf of the Building Manager – Hugh Moore addressed the comprehensive report that is being attached. The City of MB Public Safety System Antenna has

proposed to rent some available space in the mechanical room. It will provide a nice revenue stream.

TREASURER/FINANCE COMMITTEE Presented by Steve Biondi reviewed the status of the 3 building loans. In 2024 the \$ 1.63 M loan will be satisfied. An existing \$200K loan from Banco Popular (for major repairs) only has an outstanding balance of \$22K.

Reserve	\$ 203,000
Operating	\$ 161,000
BPOP Loan Collateral	\$ 42,
Security Deposits	\$ 77,000
Account Receivable	\$ 15,254

* * Brought down to \$3K by Caridad for next month.

A Special Assessment is being evaluated to address the upcoming priority projects as explained in The Rejuvenation Plan. These are Concrete Restoration, sealing and painting of the building, plus roof repair. Anticipated costs for these projects are \$670,000. Therefore an assessment of an average of \$3,000 per unit (proportional to ownership) will realize proceeds of \$729,000, which will allow some contingency. The proposed assessment would, if



BOARD MEETING

approved, begin March 1 2019, with Owners having six months to pay. The board is still hopeful of collecting the outstanding Hurricane Irma insurance claim, and the Assessment would be reimbursed if sufficient funds are collected. However, the Assessment will enable the Association to address its most pressing projects as soon as possible.

Hugh Moore made a motion to send out a notice of a pending assessment (14 days prior to the next Board meeting) that will consider the assessment proposal. The notice will contain the amount of payment schedule, based by apartment and the list of projects that will be addressed. The amount to be assessed will be \$729K (approximately \$3,000 per unit). The motion was seconded by Vuk Dinic and passed unanimously.

Continued on page 5

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Minutes (cont. from page 4)

In addition, Stephen Biondi has worked with Banco Popular to establish a Line of Credit. He made a motion that we open a line of credit for \$2.5 M with Popular Bank and approve the \$10,000 origination fee. The line will only be used if needed to bridge collections from Special Assessments and if insurance payments are insufficient to cover upcoming projects. The line shall be for 24 months before it converts to a fixed loan. The intention is to pay down the line of credit, if it is used, before that period with Special Assessments or insurance proceeds, rather than encumber the Association with new debt. There is no minimum borrowing requirement and no prepayment penalty. Hugh Moore –seconded the motion. The motion passed unanimously.

BUILDING & GROUNDS COMMITTEE:

After many years of consideration the Fire Exit railings need to be addressed by May 7, 2019, which is the deadline to complete our 50 year re-certification. Vuk Dinic made a motion to choose Miami Fabricators for option 2, for \$51,000 that includes the labor and the permits, to be paid from the Reserve. Derek Hewitt seconded the motion. The Board voted in favor of motion unanimously.

Derek Hewitt reported that the seawall repair is complicated by the fact that contractors cannot get barges under our low bridges to get to the seawall with cranes. We will need a comprehensive new seawall design that addresses this challenge. It is expected that permit approval for the seawall will only be received in 2020. Reno-

vation of the pool and the parking lot both have a dependency on the seawall being completed first.

RULES & REGULATIONS:

Derek Hewitt stated that the continued meeting to vote on the Proposed Documents, dogs and Windows will take place at 7pm on February 6. In addition, a longstanding dispute over assignment of 2 parking spaces under the building has been settled. Penthouse C has been assigned spot #3 in return for relinquishing all claims to other spots.

UNFINISHED BUSINESS:

- Pool bonding drawings – revisions are being presented to the City on Monday and we are hopeful the permit will be issued that day. That will enable construction of a temporary

Continued on page 6



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Board Meeting (cont. from page 5)

- fence and allow us to complete the other steps towards reopening the pool.
- Cooling tower pump – decision on refurbishment of a spare pump will be tabled for a future meeting
- Seawall bids – are being evaluated because of the bridges and the canal limitations to bring in equipment. A variety of vendors are being considered.
- Fire Exit Railings – addressed in the B&G section above.
- Cleaning Contract- tabled for a future meeting.
- Fire Exit Railings – addressed in the B&G section above.
- Cleaning Contract- tabled for a future meeting.

NEW BUSINESS:

- PH Parking space assignment - Parking #3 was re-assigned to PHC.
- Management Contract- Introduction of Castle Group Staff.
- Cooling tower pump refurbishing- tabled for another meeting.
- Domestic Water Heater & Pump – Derek Hewitt made a motion to approve the proposal from First Class Plumbing of Florida for \$2,635. Vuk Dinic seconded this motion and the board passed it unanimously.
- Elevator Service Hours- Steve Biondi opened up a discussion about the availability of the service elevator past 6:pm. Hugh More made a motion to leave the rear door of the service elevator open till 11:pm every night. Steve Biondi seconded the motion. The board passed the motion with a unanimous vote.
- Clean Water Filtration system – tabled for a future meeting.

ADJOURNMENT: 9:53pm

Respectfully Submitted By: Maria Iglesias –Secretary

Just a Reminder!

Recently, there have been complaints that several units have been using books, vases, etc. to keep windows open whose springs are broken. This looks unsightly and is not permitted. Using a round pole or stick, cut to size, will work and is not visible if placed close to the frame. If you desire to repair the springs call a windows professional.

There have also been complaints of towels and clothes hanging out the windows which is also not permitted. Please remember nothing can hang on the windows. If you have torn or broken screens have them removed. Also remember any window treatments (curtains, shades, etc.) must be white, off white or crème.

Every effort should be made to maintain a uniform and pleasing appearance to the building.

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