



PARKVIEW POINT

CONDOMINIUM

Volume 17 Issue 11

Monthly Newsletter

May 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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E-mail... info@parkviewpoint.com

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Director Carmen Santana
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Message from the President

The people who serve on the B.O.D. are providing a service to the community. They do their best to improve the quality of life for everyone in our building.

It is a thankless job and one to which very few are willing to commit their time and energy. They should certainly not be subjected to spurious and unfounded accusations that they are spending funds or receiving kickbacks. Not only is this unfair to the subjects of these rumors, but it has in the past, and will continue in the future, to discourage good people from serving. It is also not very helpful in fostering the sense of community we would like to have in our building.

The Board hopes that this will not happen in the future. If someone thinks there are financial irregularities taking place they should come to the B.O.D. meeting and state their case instead of starting rumors.

On behalf of Hugh Moore
President of the B.O.D.

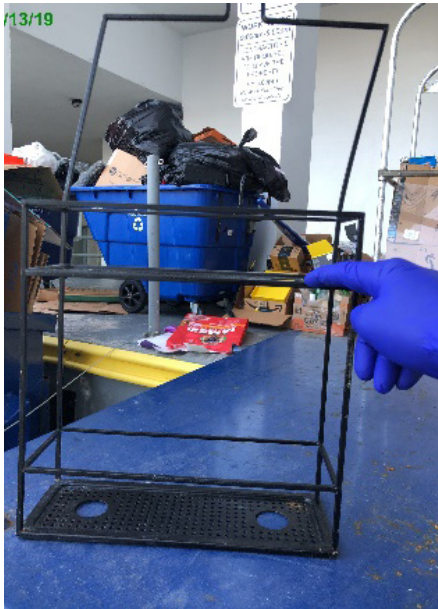
Las personas que sirven en el B.O.D. están brindando un servicio a la comunidad. Hacen todo lo posible para mejorar la calidad de vida de todos en nuestro edificio.

Es un trabajo ingrato y al que muy pocos están dispuestos a dedicar su tiempo y energía. Ciertamente, no deben ser objeto de acusaciones falsas e infundadas de que están gastando fondos o recibiendo sobornos. Esto no solo es injusto para los sujetos de estos rumores, sino que lo ha hecho en el pasado y continuará en el futuro desalentando a las buenas personas a servir. Tampoco es muy útil para fomentar el sentido de comunidad que nos gustaría tener en nuestro edificio.

La Junta espera que esto no suceda en el futuro. Si alguien piensa que se están produciendo irregularidades financieras, debe acudir a la reunión del B.O.D. y exponer su caso en lugar de comenzar rumores.

*En nombre de Hugh Moore
Presidente de la B.O.D.*

IN THE GARBAGE ROOMS



If people do not cooperate we will never get rid of the cockroaches, even if pest control is done regularly.

- Do not leave food residue inside the trash rooms!
- Tie bags tightly before throwing down the chute!
- Follow instructions regarding recycling as well as big articles or boxes.
- Big articles as the one shown in the picture can damage the trash chute. Please use common sense when throwing things down the chute.
- Also at home, try to rinse any dishes left in the sink. Do not leave food residue which attracts bugs. Discard your trash daily if possible.

IN THE LAUNDRY ROOMS

- Remember the machines in the laundry are used by all the residents not only by **YOU!** So, remove your clothes as soon as the washing machine or the dryer ends. Clothes left for more than 15 minutes after the machine has stopped can be carefully removed and placed in the shelf by

Just Some Reminders!

- the next resident in need of the machine.
- Clothes cannot be left in the washing machine for soaking. If you need to have your clothes soaking for a period of time do it at home and afterward use the washing machine.
- Garbage bins in the laundry are exclusively for discarding empty laundry items as well as the lint from the dryers.
- As a courtesy to the next user, remove the lint from the dryer after using it.
- Do not overload machines. This damages the machines!

IN THE PARKING LOT

- Make sure you park your car centered in your parking space. Remember other residents must park beside yours and if you don't park correctly they will have problems getting in or out of their car. If they have children or babies, it makes it difficult for them and may hit your car with the door trying to get in or out of the car. Both your car and theirs may suffer damage.

- Remember any car inside the parking lot **MUST** be identified with the building's decal or when necessary with a temporary pass provided by the person in the front desk.

VISITORS

- Please let your friends or any person you are expecting to come to your unit that before going up they must register in the front desk and they must be announced. Many visitors get upset because the employee in the front desk asks them to sign in before going up. This is for everyone's security.

GUESTS

- Remember guests (persons staying for some days in your unit) must be registered. If they are not registered they will be asked to sign in every time they go in and will have to be announced before going in. Also if they are not registered they are not allowed to use the gym. Guests can only be registered for a maximum of a month.



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EN LOS CUARTOS DE BASURA

Si las personas no cooperan, nunca nos desharemos de las cucarachas, incluso si la fumigación se realiza con regularidad.

- ¡No deje residuos de comida dentro de los cuartos de basura!
- ¡Ate las bolsas firmemente antes de tirarlas por el ducto de basura!
- Siga las instrucciones relacionadas con el reciclaje, así como respecto a los artículos grandes o cajas.
- Los artículos grandes como el que se muestra en la imagen pueden dañar el ducto de basura. Por favor, use el sentido común al tirar cosas por el ducto de basura.
- También en casa, trate de enjuagar los platos que quedan en el fregadero. No deje residuos de comida que atraigan a los insectos. Deseche la basura diariamente si es posible.

EN LOS CUARTOS DE LAVADO.



- ¡Recuerde que las máquinas en la lavandería son utilizadas por todos los residentes, no solo por **USTED!** Por lo tanto, remueva la ropa tan pronto como la lavadora o la secadora termine. La ropa que se deja por más de 15 minutos después de que la máquina se haya detenido puede ser retirada y colocada cuidadosamente en el estante por el siguiente residente que necesite la máquina.
- La ropa no se puede dejar en la lavadora para remojar. Si necesita remojar su ropa por un período de tiempo, hágalo en casa y luego use la lavadora.

- Los contenedores de basura en la lavandería son exclusivamente para desechar artículos de lavandería vacíos, así como la pelusa de los secadores.
- Como cortesía para el próximo usuario, retire la pelusa de la secadora después de usarla.
- No sobrecargue las máquinas. ¡Esto daña las máquinas!

EN EL ESTACIONAMIENTO

- Asegúrese de estacionar su auto centrado en su espacio de estacionamiento. Recuerde que otros residentes deben estacionarse junto al suyo y si no lo hace correctamente, tendrán problemas para entrar o salir de su automóvil. Si tienen hijos o bebés, se les dificulta y pueden golpear su auto con la puerta tratando de entrar o salir del auto. Tanto tu coche como el de ellos puede sufrir daños.
- Recuerde que cualquier automóvil que se encuentre dentro del estacionamiento **DEBE** identificarse con la calcomanía del edificio o, cuando sea necesario, con un pase temporal proporcionado por la persona en la recepción.

VISITANTES

- Informe a sus amigos o cualquier persona que usted espera venga a su unidad que, antes de subir, deben registrarse en la recepción y anunciarse. Muchos visitantes se molestan porque el empleado de la recepción les pide que se registren antes de subir. Esto es por la seguridad de todos.

HUÉSPEDES

- Recuerde que los huéspedes (personas que permanecen algunos días en su unidad) deben estar registrados. Si no están registrados, se les pedirá que se registren cada vez que ingresen y deberán anunciarse antes de ingresar. Además, si no están registrados, no se les permite usar el gimnasio. Los huéspedes solo pueden registrarse por un máximo de un mes.

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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, Karmenchu Chorens, June Castro, Tom O,Connell Joanna Gonzalez, Stephan Biondi (joined by phone- 7:43pm-8:44pm), Maria Iglesias – Secretary. **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: Karmenchu 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.

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 Rail-

ing, 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



FACTSS-backed Efforts Win A 4-Year Reprieve for ELSS Implementation!

I am a founding member of FACTSS - Florida Association of Condominiums To Support Self-Determination, which was started last year to try to avoid the approximately \$1 million in cost to install fire sprinklers. This has been a tough fight in the Florida legislature. In a last-minute maneuver, we were successful in getting our modified ELSS language attached to a bill in the Senate, and approved by the House. The bill now goes to The Governor for his approval.

On May 2 – Sen. Brandes attempted to attach our opt-out of ELSS language to a bill before the Senate – HB 7103 (which already had been approved by the House). Sen Hooper raised a point of order, the amendment had to be withdrawn because of the objection. On May 3, Sen. Brandes offered an amendment to HB 7103 that delays the implementation date to 2024 and requires a data collection of buildings that opted-out of fire sprinklers to be shared with The Governor and State Legislature. This amendment was accepted and the Senate approved HB 7103 (as amended) by a vote of 26-13.

HB 7103 (as amended) came back to the House for a final vote. It was approved 66-42 and now awaits The Governor’s signature.

While the forces against us were overwhelming, we did achieve victory, for without the modified language in the bill, ELSS would have to be implemented by December 31, 2019. We avoided that. We extended ELSS four years – until January 1, 2024 – to give us other opportunities to change the minds of the state legislators and challenge this unfair mandate. The data collection will be critical information in helping us achieve our goals in the future. This victory keeps us alive to fight another day.

The end of a legislative session gets somewhat crazy and is hard to follow and understand. Our government relations person, Ellyn Bogdanoff, was there full-time, working the legislative process and taking every opportunity to achieve our goals.

Derek Hewitt

Indoor Summer Beach Bash



Summer PARTY

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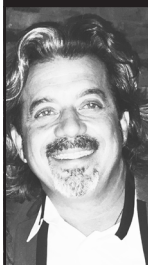
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