

# PARKVIEW POINT

## CONDOMINIUM

Volume 19 Issue 11

Monthly Newsletter

May 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:

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#### BOARD MEMBERS

**President**..... Miguel Portu  
**Vice Pres.** ..... Stephen Biondi  
**Secretary**..... Joanna Gonzalez  
**Treasurer** ..... Cesar Dalmau  
**Director** ... Karmenchu Santana  
**Director** ..... Maria Iglesias  
**Director** ..... Vuk Dinic  
**Director** ..... Jacobo Pares  
**Director** ..... Daniel F. Blanco

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



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## CONGRATULATIONS TO THE NEW PVP BOARD OF DIRECTORS 2021!!!

We like to welcome Joanna Gonzalez to the Board of Directors. We thank Hugh Moore for all of his hard work, time and dedication. We wish them all success with the upcoming projects and all the job entails.

*Queremos darle la bienvenida a Joanna Gonzalez a la Junta Directiva. Agradecemos a Hugh Moore por todo su arduo trabajo, tiempo y dedicación. Les deseamos todo el éxito en los próximos proyectos y todo el trabajo que conlleva.*

**MIGUEL PORTU - PRESIDENT**  
**STEPHEN BIONDI - VICE PRESIDENT**  
**CESAR DALMAU - TREASURER**  
**JOANNA GONZALEZ - SECRETARY**  
**KARMENCHU SANTANA - DIRECTOR**  
**MARIA IGLESIAS - DIRECTOR**  
**VUK DINIC - DIRECTOR**  
**DANIEL F. BLANCO - DIRECTOR**  
**JACOBO PARES - DIRECTOR**



### RACOONS

Florida Trappers were able to trap 6 raccoons. We continue to have their services and have 4 cages placed throughout our premises. Please remember **do not feed animals** in the property as that attracts the raccoons.



# BOARD OF DIRECTORS MEETING MINUTES

**Tuesday, April 6, 2021**  
**- Via Zoom - 5:00 P.M.**



## **Board Members Present:**

Hugh Moore – President, Stephen Biondi, Vuk Dinic, KarmenChu Santana, Cesar Dalmau, Daniel F. Blanco, Jacobo Pares and Maria Iglesias- Secretary The Castle Group: Bryan Hoyos-LCAM-Property Manager

**ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: at 5:06 pm.**

**APPROVAL OF MINUTES:** Vuk Dinic made a motion to approve the minutes of March 4<sup>th</sup>, 2021. Fernando Blanco seconded the motion. The minutes were unanimously approved.

## **FINANCE /TREASURERS REPORT:**

Cesar Dalmau provided the Board a brief summary of the Associations monthly financial packet showing a positive variance in year to date. Cesar continued by informing the Board of concerns expressed by the finance committee. Management proceeded to inform the Board of the Finance Committee request to move \$30K from the square deposit account into the operating account to assist in paying back funds due to reserves, Close the debt service account and move \$41,811 to the operating account, close insurance proceeds and track expenses on the balance sheet and close loan proceeds moving \$68,532.79 to the operating account.

A discussion ensued on the purpose behind each account. Board Treasurer Cesar Dalmau motioned to approve moving \$30K from the square account to the operating account. KarmenChu Santana seconded the motion the motion was unanimously approved. Board President Hugh Moore requested management to bring the balance down on the square account to \$1K. Management will speak with the accountant as requested.

The Board requested management to clarify with the accountant the need for the petty cash account as well as to clarify with Popular Bank the need for debt service account before moving funds to operating account.

## **BUILDING & GROUNDS COMMITTEE:**

Vuk Dinic updated the Board on the status of the building projects. Vuk requested the Board to begin looking at the project list and select their top priorities to discuss if the Board will like to complete the projects in different phases

and develop a plan for funding projects.

## **RISK STRATEGIES POLICY RENEWAL PRESENTATION:**

Kristie Gentile and Todd Olivieri notified the Board of recent events in the industry. Todd Olivieri continued by informing the Board they are projecting about a 20% increase in the Associations policy. Risk Strategies was updated on the ongoing concrete restoration project. Risk Strategies continued by informing the Board they are aggressively bidding out the policy for the best options for the association. Risk Strategies completed their presentation by informing the Board they will have their final estimate from the couriers within the next ten days.

## **USI PRESENTATION:**

JC Magdaleno gave the membership a brief introduction of the company. JC proceeded to give the Board a list of similar projects in the area. USI notified the Board the market is currently dictating an increase in property and windstorm coverage. A discussion ensued on the status of the Associations ongoing claim from damages caused by Hurricane Irma. USI notified the Board it is typically not recommended to change brokers in the middle of a claim. USI completed their presentation by reviewing the Associations current policy program, expectations and current challenges.

## **RATIFY BOARD RESOLUTION: BOARD MEMBERS WITH WORKING RELATIONSHIP CANNOT VOTE FOR OVERSEE THAT VENDOR.**

Stephen Biondi motioned to ratify Board members who has a relationship with a vendor cannot vote for, oversee, supervise or approve payments to vendor. Vuk Dinic seconded the motion. The motion was unanimously approved.

## **APPOINT LEGAL COMMITTEE:**

Hugh Moore informed the Board of having three Board members volunteer to serve on the Legal Committee to work with the Associations attorney on pending litigation and present the remaining Board with settlement or proposed decision for approval. Vuk Dinic motioned to nominate Miguel Portu as a member of the legal committee. Fernando Blanco seconded the motion. The motion was unanimously approved. KarmenChu Santana motioned to nominate Stephen Biondi. Maria Iglesias seconded the motion. The motion was unanimously approved. KarmenChu Santana motioned to approve Hugh Moore Maria Iglesias seconded the motion. The motion was unanimously approved.

**MEETING ADJOURNED:** 7:20 pm Motion to Adjourn by Hugh Moore, KarmenChu Santana seconded the motion.



## Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.



One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.

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# SUMMER ROLLS WITH PEANUT DIPPING SAUCE

## INGREDIENTS

### For Summer Rolls:

3 oz. rice vermicelli noodles  
12 large shrimp, peeled and deveined  
1 large carrot, julienned  
2 cucumbers, julienned  
8 oz. Napa cabbage, thinly sliced  
1 tbsp. fish sauce  
1 tbsp. brown sugar  
1/4 c. rice vinegar  
12 large rice paper sheets  
2 tbsp. black sesame seeds  
12 fresh mint leaves  
12 fresh basil leaves

### For Peanut Sauce:

1/2 c. smooth peanut butter  
1 tbsp. low-sodium soy sauce  
2 tbsp. rice vinegar  
1 clove garlic, grated  
1 tbsp. freshly grated ginger  
4 tbsp. boiling water  
1/4 c. crushed, peanuts, for serving

## DIRECTIONS

### For Summer Rolls:

Place noodles in medium heatproof bowl, cover with boiling water; let stand about 5 minutes or until just tender, drain. Using kitchen scissors, cut noodles into random lengths. Meanwhile, poach shrimp in salted boiling water until they just become pink and opaque. Rinse under cold water, then slice in half lengthwise. In a medium bowl, mix noodles, carrot, cucumber, cabbage, fish sauce, sugar, and vinegar; toss gently to combine. To assemble rolls, place a sheet of rice paper in medium bowl of warm water until just softened; lift sheet carefully from water, placing it on a tea-towel-covered board with a corner point facing towards you. Place some of the vegetable filling horizontally in center of sheet, top with one mint leaf, one basil leaf, 3 shrimp halves, and sesame seeds. Fold



corner point facing you up over filling; roll sheet to enclose filling, folding in sides after first complete turn of roll. Repeat with remaining sheets.

### For Peanut Sauce:

Whisk peanut butter, soy sauce, vinegar, garlic, ginger, and boiling water until smooth. Top with peanuts and sesame seeds and serve alongside rolls.

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