

PARKVIEW POINT

CONDOMINIUM

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Monthly Newsletter

June 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
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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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BOARD OF DIRECTORS MEETING MINUTES

Thursday, May 13, 2021
Via Zoom - 7:30 P.M.

Board Members Present: Miguel Portu, Stephen Biondi, Cesar Dalmau, Joanna Gonzalez, Karmenchu Santana, Vuk Dinic, Jacobo Pares and Maria Iglesias.
Castle Group: Carmen Cruz – Regional Director, Bryan Hoyos- LCAM-Property Manager



ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 7:32 pm.

APPROVAL OF MINUTES:

Karmenchu Santana made a motion to approve the minutes of May 6, 2021. Vuk Dinic seconded the motion. The minutes were accepted unanimously.

BOARD ORGANIZATION

Board President Miguel Portu reminded the membership of the Board of Directors nominating Cesar Dalmau as the Board Treasurer. Cesar Dalmau accepted the nomination as the Treasurer. Miguel Portu continued by informing the membership of the Board nominating Joanna Gonzalez as the Board Secretary. Joanna Gonzalez accepted the Boards nomination as Secretary.

BOARD APPROVAL OF GREEN COASTAL SEAWALL ANALYSIS

Green Coastal Engineer Morteza Khatib notified the Board of Directors of a three-day inspection completed of the seawall. Morteza continued by providing a brief explanation of each section of the seawall. Morteza completed his analysis by recommending a new seawall for the Association due to the conditions of the current seawall being beyond repair. A discussion ensued on the Associations list of priorities to complete the seawall project. Morteza notified the Board the cost-effective option to complete the project will be to construct a concrete seawall at approximately \$800 per square foot for 1,300 linear feet. Morteza notified the membership the project will take approximately three months to complete and requested a copy of the Associations elevation certificate required to begin bidding out the project. Management will provide a copy of the elevation certificate as requested.

Maria Iglesias motioned to approve Green Coastal analysis of the seawall and to begin bidding out the project to replace the Associations seawall. Joanna seconded the motion. The motion was unanimously approved.

Continued on page 2

Board Meeting (cont. from page 1)**PRESENTATION BY
PARKVIEW ISLAND
SUSTAINABLE
DEVELOPMENT ASSOCIATION**

Omar Jimenez gave a brief introduction of himself to the membership. Mr. Jimenez notified the membership of challenges faced on the island due to a missing link in communications with city hall. Mr. Jimenez continued by informing the membership of the North Bay CRA project excluding Parkview Island. Mr. Jimenez notified the membership of the Parkview Island Sustainable Development Association beginning to advocate for upgrading the streets, parking and sidewalks on the island.

Mr. Jimenez concluded his presentation by welcoming all residents who wish to cooperate in establishing a new neighborhood Association to provide a harmonious living environment for all residents on the island.

**DAVID NEBLETT IRMA CLAIM
UPDATE**

David Neblett did not attend meeting. Discussion tabled.

MEETING ADJOURNED:

8:56 pm Motion to Adjourn by Stephen Biondi, Karmenchu Santana seconded the motion.



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INTERESTING INFORMATION FOR OWNERS

Plan to use county, city taxes to redevelop North Beach goes to Miami-Dade commission

By Martin Vassolo and Douglas Hanks
mvassolo@miamiherald.com | dhanks@miamiherald.com

Nearly two years after Miami Beach leaders designated parts of the city's north end as "blighted," a proposal to encourage redevelopment by reinvesting property taxes in the area will head to the Miami-Dade County Commission for preliminary approval on Tuesday.

The proposed North Beach Community Redevelopment Area, or CRA, is projected to receive \$318 million in property taxes over the 30-year life of the district, collected from rising real estate values that would otherwise flow into county or city coffers.

The city commission voted to create the district in February, deeming the North Beach area to be in need of redevelopment, but the city must get county approval before the district can begin receiving public funds. The district stretches from 87th Terrace to 65th Street. It is bound on the west by Rue Notre Dame on the Normandy Isle and on the east by the ocean.

The district would include oceanfront and tony properties along the Indian Creek canal. Even so, a consultant's report found median incomes in the area of \$35,500, below the county's median income of \$59,100.

Under legislation sponsored by Miami-Dade Commissioner Sally Heyman, at least 10% of the CRA revenue must go to workforce or affordable housing, a set-aside forecast to generate nearly \$60 million in housing investment over 30 years.

The county commission will vote Tuesday on whether to approve the proposal, which would cost Miami-Dade an estimated \$143 million over 30 years, with county property taxes accounting for 45% of the CRA's projected revenue. Miami Beach property taxes account for the rest, about \$175 million. The revenue sharing deal won't be final until a second vote is held.

Heyman described the North Beach area as needing help upgrading public spaces to match the attention directed to the more famous parts of Miami Beach.

Sitting on the north end of the city "sort of has left it excluded from the fanfare of tourism, the excitement of redevelopment we've all seen and heard about down in South Beach," Heyman said at a Wednesday committee



Matias J. Ocner mocner@miamiherald.com

An aerial view of Miami Beach's North Beach section showing the North Shore Bandshell at lower right and the neighborhood's Town Center in the middle.

hearing that saw the CRA proposal pass unanimously on its way to a vote before the full commission. "There is a need for infrastructure - not only rehab, but replacement." Miami Beach Commissioner Ricky Arriola said the CRA will be a "Godsend" for North Beach, noting that the formation of similar districts in the South of Fifth neighborhood and near the Convention Center coincided with large increases in property values.

"North Beach is geographically one of the nicest, most choice areas to live and visit and work in the entire county," he said. "It is on the water, it's not heavily congested, it's still relatively affordable but there's been very little investment in 40 to 50 years."

Community Redevelopment Areas are funded by property taxes. Upon their creation, a baseline is set for the taxable value of properties in the area, and as values rise, property tax revenues paid on taxable values above that baseline are diverted into the CRA.

For the North Beach CRA, 60% of property taxes collected from rising real estate values would go to the new CRA budget.

Through their funding, CRAs reduce the amount of property-tax revenue available for general government expenses. Across Miami-Dade, community redevelopment areas and similar districts are forecast to cost the county about \$59 million this year, according to budget documents.

Continued on page 4

Interesting Information (cont. from page 3)

The North Beach taxes would otherwise make up a tiny portion of Miami Dade's countywide general fund, a \$1.7 billion budget made up mostly of property taxes. Its top expenses are the county jail, police and transportation. Combined, those costs account for 49 cents of every general-fund dollar spent in 2021, according to budget documents.

The base year of the North Beach CRA will be based on the 2021 property tax roll, according to Miami Beach Economic Director Rickelle Williams. In the first year, the CRA trust fund is projected to earn more than \$200,000. By its 10th year, that revenue is expected to reach more than \$3 million, she said.

The CRA board, which will consist of Miami Beach's seven city commissioners and a county commissioner, will have the power to purchase and redevelop property, under take public projects and borrow money against the trust fund to pay for redevelopment. Although specific projects have yet to be approved, the district's redevelopment plan contains several broad goals, including economic redevelopment, climate resiliency and preserving the character of North Beach's low-scale neighborhoods.

Still, some residents remain concerned that the CRA may lead to over development in North Beach.

Manning Salazar, a North Beach resident and member of the ad hoc North Beach CRA Advisory Committee, said the dedicated tax revenue may help bring more investment to North Beach, but he worries the money may be used to benefit developers at the expense of residents.

"I think the CRA is going to happen," he said. "I think because it is going to happen the important thing is for residents to get involved and do what we can to make sure the CRA is a good thing for the neighborhood, not to benefit developers but used to bring positive development."

Salazar said some residents still take offense to the city's designation of North Beach as being run-down in the first place. "We don't consider ourselves to be a slum or blighted," he said.

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COOKS CORNER

Celebrate German Chocolate Cake Day with this easy Bundt cake recipe, **Triple Chocolate Cake**

Ingredients:

- 1 package of chocolate or Devil's Food Cake mix
- 1 package (4 serving size) JELL-O Brand Chocolate flavor instant pudding and pie filling
- 1 $\frac{3}{4}$ cup milk
- 2 eggs
- 1 package (12oz) BAKER'S Chocolate flavor baking chips
- Confectioners' sugar if desired

Directions:

Combine all ingredients in large bowl. Mix by hand until well blended, about 2 minutes. Pour into 10 in. tube or Bundt pan that has been greased and floured or sprayed with PAM. Bake at 350 degrees for 50-55 minutes or until cake springs back when lightly pressed. **Do Not Overbake.** Cool 15 minutes; remove from pan, and finish cooling on a rack. Sprinkle with confectioners' sugar, if desired



RINCÓN DE LOS COCINEROS

Celebre el día del pastel de chocolate alemán con esta sencilla receta de pastel Bundt. Pastel de chocolate triple

Ingredientes:

- 1 paquete de mezcla de pastel de chocolate o de Devil's Food Cake
- 1 paquete (4 porciones) de pudín instantáneo y relleno de pay de sabor a chocolate de la marca JELL-O
- 1 $\frac{3}{4}$ taza de leche
- 2 huevos
- 1 paquete (12 oz) BAKER'S Chips para hornear sabor chocolate
- Azúcar de repostería (impalpable) si lo desea

Direcciones:

Combine todos los ingredientes en un tazón grande. Mezcle a mano hasta que esté bien mezclado, aproximadamente 2 minutos. Vierta en un molde de tubo de 10 pulgadas o un molde Bundt que haya sido engrasado y enharinado o rociado con PAM. Hornee a 350 grados durante 50-55 minutos o hasta que el pastel vuelva a brotar cuando se presione ligeramente. **No hornee en exceso.** Déjelo enfriar durante 15 minutos; Desmoldar y terminar de enfriar sobre una rejilla. Espolvoree con azúcar impalpable, si lo desea

Let's Have Some Fun! Sudoku Puzzle- Medium

	3						6
	9			8	5	3	
		5	4	3			1
	4			5		8	9
	5			9			4
9		7		4			2
5				7	4	3	
	8	4	9				7
6							5

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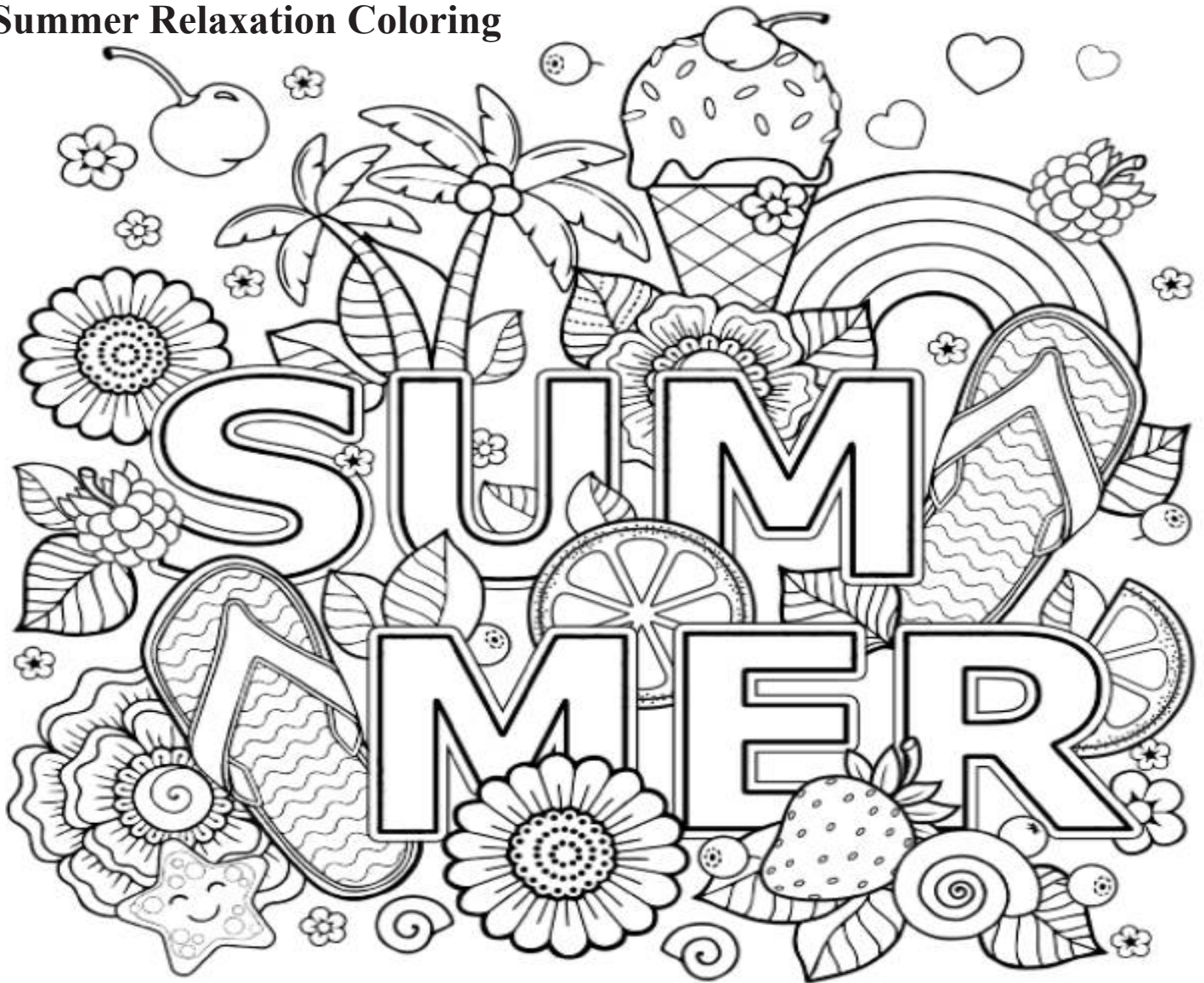
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