

PARKVIEW POINT

CONDOMINIUM

Volume 20 Issue 2

Monthly Newsletter

August 2021

PARKVIEW POINT

7441 Wayne Avenue
Miami Beach, FL 33141

OFFICE HOURS

Mon. - Thrus. 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
Website.. www.parkviewpoint.com
E-mail... info@parkviewpoint.com

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, June 01, 2021 - Via Zoom - 7:30 P.M.

Board Members Present: Miguel Portu, Joanna Gonzalez, Cesar Delmau, Maria Iglesias, Vuk Dinic, Jacobo Pares and Fernando Blanco.

Castle Group: Bryan Hoyos- LCAM-Property Manager

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 7:41 pm.

APPROVAL OF MINUTES:

Vuk Dinic made a motion to approve the minutes of June 03, 2021. Cesar Dalmau seconded the motion. The minutes were accepted unanimously.

COMMITTEE REPORT

Vuk Dinic notified the membership of the status of the building projects. Vuk continued by reviewing the list of projects and discussing the estimated cost per line item. A discussion with the membership continued on the level or priority for all projects.



Management proceeded to address members of the finance committee and requested their availability to meet with the bank. Committee confirmed their availability to meet with Popular Bank next Thursday. Cesar Dalmau notified the membership the Association is currently maintaining a positive variance in the operating budget.

ASSOCIATION CLAIM UPDATE WITH DAVID NEBLETTE

Discussion tabled.

POWER POINT PRESENTATION

Maria Iglesias proceeded to display a power point presentation with a

Continued on page 2

Board (cont. from page 1)

brief summary of the history of Parkview Point Condominium Association. A discussion ensued on the unit value within the community. Maria Iglesias proceeded to review the list of building projects as well as encouraged the membership to participate in committee meetings.

WATER GATER PRESENTATION

Management introduced Water Gater representatives Alan Garcia and Eduardo Viesca to the membership. WaterGater representatives proceeded to provide the Board of Directors and membership with a brief introduction of the company and continued by explaining the purpose of their stainless steel valve. WaterGater notified the Board of their proposal to install the valve for a sixty (60) day trial period to remove the air from within the pipes anticipating savings for the Association in the water bill. The Watergater displayed a video for the membership to view how the valve will be installed.

The Board of Directors requested Watergater representatives to provide a list of references and requested to revisit the discussion on a later date. Management will gather references for the Boards consideration.

MEETING ADJOURNED: Miguel Portu made a motion to adjourn meeting at 9:30 pm. Vuk Dinic seconded the motion. The motion was unanimously approved.

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

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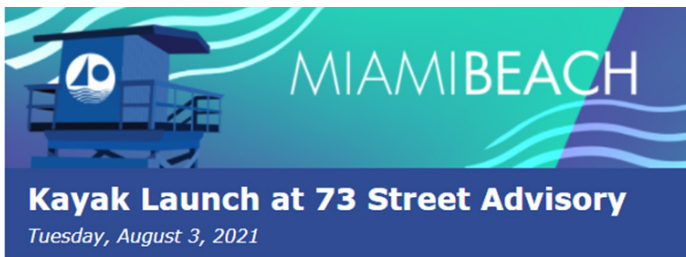
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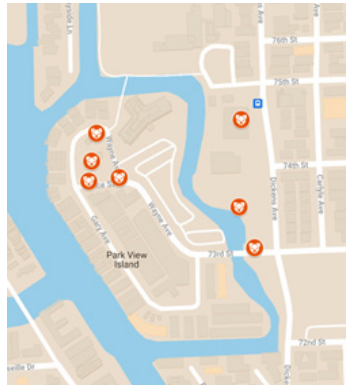
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Since March 2020, the City of Miami Beach has imposed a "no contact with the water" advisory for the waterway adjacent to the kayak launch at 73 Street due to levels of fecal indicator bacteria above recreational swim standards. The city has conducted DNA source tracking to determine the source of the bacteria.

Results indicate that **canine (dog) fecal matter is the major source of bacteria causing the poor water quality conditions in the area. Human fecal matter was not detected.**

We need your help! Picking up after your pet prevents fecal bacteria from entering the groundwater and storm-water system through rain run-off. This month, the city will increase enforcement and will issue fines, please expect increased presence of Code Compliance officers.



Remember, it's the law!

Chapter 10 of the City Code requires the removal of animal defecation.

- For a first offense, a \$50 fine.
- For a second offense within the preceding 12 months, a \$100 fine.
- For each additional offense within the preceding 12 months, a \$200 fine.

The city has seven doggie bag stations located throughout the area (map above).

Want your own bag dispenser?

Contact the Environment and Sustainability Department for your free doggie bag dispenser. Please email MitcheDalberiste@miamibeachfl.gov to request a dispenser.

The "no contact with the water" advisory is still in effect, please do your part to keep our waterways clean and safe. Pick up after your pet!

Desde marzo de 2020, la ciudad de Miami Beach ha im-

puesto una advertencia de "no contacto con el agua" para la vía fluvial adyacente al lanzamiento del kayak en la calle 73 debido a niveles de bacterias indicadoras fecales por encima de los estándares de natación recreativa. La ciudad ha realizado un seguimiento de la fuente de ADN para determinar la fuente de la bacteria.

Los resultados indican que la materia fecal canina (perro) es la principal fuente de bacterias que causan las malas condiciones de calidad del agua en el área. No se detectó materia fecal humana.

¡Necesitamos tu ayuda! Recoger los desechos de su mascota evita que las bacterias fecales ingresen al agua subterránea y al sistema de aguas pluviales a través de la escorrentía de la lluvia. Este mes, la ciudad aumentará la aplicación de la ley y emitirá multas; espere una mayor presencia de funcionarios de Cumplimiento del Código.

¡Recuerde, es la ley!

El Capítulo 10 del Código de la Ciudad requiere la eliminación de la defecación de los animales.

- *Por la primera infracción, una multa de \$ 50.*
- *Por una segunda infracción dentro de los 12 meses anteriores, una multa de \$ 100.*
- *Por cada ofensa adicional dentro de los 12 meses anteriores, una multa de \$ 200.*

La ciudad tiene siete estaciones de bolsas para perros ubicadas en toda el área (mapa de arriba).

¿Quieres tu propio dispensador de bolsas?

Comuníquese con el Departamento de Medio Ambiente y Sustentabilidad para obtener su dispensador de bolsas para perros gratis. Envíe un correo electrónico a MitcheDalberiste@miamibeachfl.gov para solicitar un dispensador.

La advertencia de "no tener contacto con el agua" todavía está vigente, por favor haga su parte para mantener nuestras vías fluviales limpias y seguras. ¡Recoge los desechos de tu mascota!



COOKS CORNER FEATURED RECIPES

Enjoy national s'mores day with this different twist on an apple. What you will need to do: With a spoon, scoop out the core of a small apple (leaving some apple at the bottom). Combine melted butter, crushed graham cracker, brown sugar, mini marshmallows, chocolate chips, and butterscotch chips. Fill the center of the apple. Bake in a small baking dish until the apple is soft.

Elvis's favorite Peanut Butter Sandwich Recipe

Ingredients

- 1 tablespoon unsalted butter, softened
- 2 slices white bread
- 2 tablespoons peanut butter
- 1/2 large ripe banana, sliced lengthwise into four thin pieces
- 4 slices bacon, cooked
- 2 tablespoons honey

Directions

Preheat a grill pan or griddle over medium heat. Spread butter on one side of each slice of bread. Spread peanut butter on other side of each slice of bread. Place banana slices on top of peanut butter. Top with bacon slices and drizzle with honey. Top with the remaining slice of bread, buttered side up. Place sandwich on grill pan. Cook until golden brown and crispy, about 3 minutes per side. Remove to cutting board, slice in half, and serve immediately.



RECETAS DESTACADAS DE COOKS CORNER

Disfruta del día nacional de los s'mores con este toque diferente en una manzana. Qué deberás hacer: Con una cuchara, saque el corazón de una manzana pequeña (dejando un poco de manzana en el fondo). Combine la mantequilla derretida, la galleta graham triturada, el azúcar morena, los mini malvaviscos, las chispas de chocolate y las chispas de caramelo. Llena el centro de la manzana. Hornee en una fuente para hornear pequeña hasta que la manzana esté blanda.

Receta de sándwich de mantequilla de maní favorita de Elvis

Ingredientes

- 1 cucharada de mantequilla sin sal, ablandada
- 2 rebanadas de pan blanco
- 2 cucharadas de mantequilla de maní
- 1/2 plátano grande maduro, cortado a lo largo en cuatro trozos finos
- 4 rebanadas de tocino, cocidas
- 2 cucharadas de miel

Direcciones

Pre caliente una sartén para grill o una plancha a fuego medio. Unte la mantequilla en un lado de cada rebanada de pan. Unte la mantequilla de maní en el otro lado de cada rebanada de pan. Coloque las rodajas de plátano encima de la mantequilla de maní. Cubra con rodajas de tocino y rocíe con miel. Cubra con la rebanada de pan restante, con la mantequilla hacia arriba. Coloque el sándwich en una sartén para grill. Cocine hasta que estén doradas y crujientes, aproximadamente 3 minutos por lado. Retirar a la tabla de cortar, cortar por la mitad y servir inmediatamente.

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1. BODYWEIGHT EXERCISES

SETS 2 MIN REST IN BETWEEN...

2	BEGINNER		20	LUNGES
4	INTERMEDIATE		5	SHOULDER PRESSES
6	ADVANCED		10	ONE LEGGED SQUAT
			20	SHOULDER TOUCHES
			12	PUSH UPS
			20	PLANK JUMP-INS
			20	SIT UPS
			20	SITTING TWISTS
			20	TURKISH GET UPS

2. YOGA

YOGA FOR BEGINNERS
40 MINUTE HOME YOGA WORKOUT

**HOLD FOR 40 SEC
PAUSE FOR 20 SEC
3 TIMES A WEEK**



3. RESISTANCE TRAINING USING HOUSEHOLD OBJECTS

CHAIR LEG RAISE	BACKPACK LUNGE	
CHAIR PRESS UP	BACKPACK SQUAT	
CHAIR DIPS	WATER BOTTLE SHOULDER PRESS	

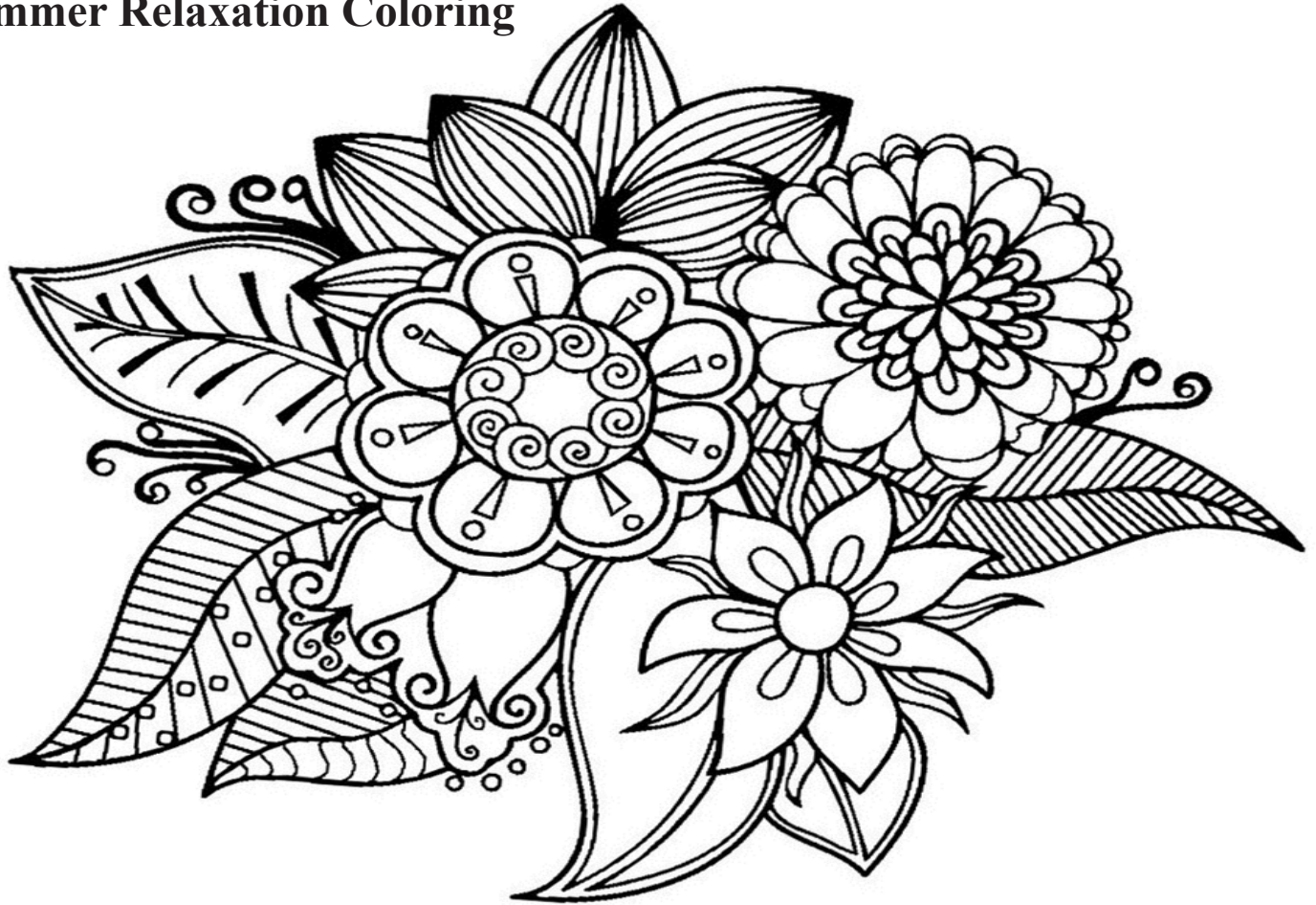
4. 20-MINUTE HIIT SESSION BEGINNER

PERFORM AT 70-80% OF MAXIMUM EFFORT
DO EACH SET OF MOVES ONCE WITH GOOD FORM

20 X SQUATS	20 X LUNGE	10 X STEP OUT BURPEES	10 X PUSH UPS	20 X MOUNTAIN CLIMBERS EACH SIDE	40 X RUNNING HIGH KNEES
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60 SECONDS REST BETWEEN EACH MOVE

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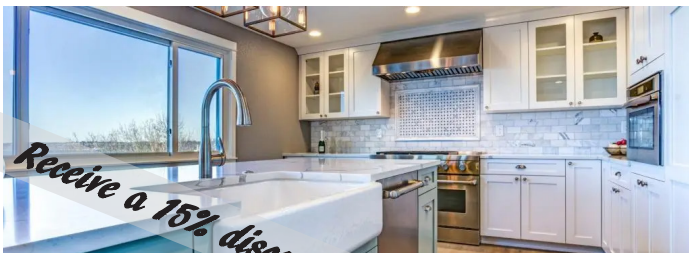
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