

PARKVIEW POINT

CONDOMINIUM

Volume 20 Issue 3

Monthly Newsletter

September 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
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 ... Karmen Chu 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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or www.cgpnewsletters.com to
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get a free newsletter for your property.

NOTICES

Remember to send us the copy of the registration of your vehicles. We need copies in order to have files totally updated.

Recuerde enviarnos la copia de la matrícula de sus vehículos. Necesitamos copias para tener archivos totalmente actualizados.

Residents whose car decal is without a number or number in decal is illegible must come to the office and get a new decal otherwise car will be towed.

Los residentes cuya calcomanía del auto no tenga un número o el número en la calcomanía es ilegible deben venir a la oficina y obtener una calcomanía nueva, de lo contrario, el auto será remolcado.

The fire alarm is being activated frequently due to faulty smoke detectors in the common areas. Advanced Fire has been notified to inspect the equipment.

La alarma contra incendios se activa con frecuencia debido a detectores de humo defectuosos en las áreas comunes. Se ha notificado a Advanced Fire para que inspeccione el equipo.



Hurricane Preparedness Checklist



- ☐ Evacuation Plan
- ☐ Medications and Medical Supplies
 - Two Week Supply
- ☐ Cash
- ☐ Flashlight – Batteries
- ☐ Phone and Portable Chargers
- ☐ Important Documents:
 - ☐ Birth Certificates
 - ☐ Insurance Cards
 - ☐ Social Security Cards
 - ☐ Bank/Credit Card Numbers
 - ☐ Wills
 - ☐ House Inventory Photos
 - ☐ Titles (cars, boats, etc.)
 - ☐ Vet/Microchip Records for Pets
- ☐ Battery-powered Weather Radio
- ☐ Phone List:
 - ☐ Doctors
 - ☐ Insurance
 - ☐ Electric, Gas, and Water Companies
 - ☐ Family/Friends/Neighbors
 - ☐ Landlord or Property Manager
 - ☐ Bank or Credit Union
- ☐ Keep Your Vehicle filled with Gas
- ☐ Emergency Kit:
 - ☐ Nonperishable Food and Water (1 gallon per person per day) for 7 days
 - ☐ Non-electric Can Opener
 - ☐ Cooler
 - ☐ First Aid Kit
 - ☐ Pet Supplies – Pet Food and Water, Leash and Collar, Bowls, Medications, Carrier/Cage
 - ☐ Sleeping Bags and Pillows
 - ☐ Tool Box/Rope
 - ☐ Plastic Sheetting and duct tape
 - ☐ Work Gloves
 - ☐ Fire Extinguisher
 - ☐ Cleaning Supplies
 - ☐ Clothing
 - ☐ Whistle
 - ☐ Special Needs Items for Infants/ Small Children or Elderly/Disabled
- ☐ COVID-19 Supplies
 - ☐ Face Masks
 - ☐ Disinfectant Wipes
 - ☐ Hand Sanitizer

BOARD OF DIRECTORS MEETING MINUTES

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

Board Members Present: Miguel Portu, Joanna Gonzalez, Cesar Dalmau, Maria Iglesias, Vuk Dinic, Jacobo Pares and Fernando Blanco.
Castle Group: Bryan Hoyos-LCAM-Property Manager



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

1) ESTABLISHED A QUORUM VIA ZOOM CONFERRING: 7:41 pm.

currently maintaining a positive variance in the operating budget.

2) 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.

4) ASSOCIATION CLAIM UPDATE WITH DAVID NEBLETTE

Discussion tabled.

3) 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

5) POWER POINT PRESENTATION

Maria Iglesias proceeded to display a power point presentation with a brief summary of the history of Parkview Point Condominium Association. A discussion ensued on the unit value within the community. Maria

Continued on page 3

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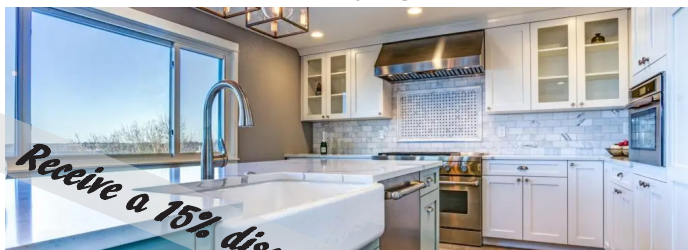
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Board (cont. from page 2)

Iglesias proceeded to review the list of building projects as well as encouraged the membership to participate in committee meetings.

6) 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.

7) MEETING ADJOURNED:

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



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Excellent References
Resume Available on Request

PUMPKIN PANCAKES

Ingredients

- 2 cups all-purpose flour
- 2 tablespoons brown sugar
- 1 tablespoon white sugar
- 2 teaspoons baking powder
- 1 teaspoon baking soda
- ½ teaspoon salt
- 1 cup pumpkin puree
- 1 teaspoon ground cinnamon
- ½ teaspoon ground ginger
- ½ teaspoon ground allspice
- 1 egg
- 1 ½ cups milk
- 2 tablespoons vegetable oil
- 2 tablespoons lemon juice
- 2 teaspoons grated lemon zest
- 1 teaspoon vegetable oil

Directions

1. Combine flour, brown sugar, white sugar, baking powder, baking soda, and salt in a large mixing bowl, and whisk together for two minutes to aerate.
2. In a separate bowl, combine pumpkin puree, cinnamon, ginger, allspice, egg, milk, 2 tablespoons of vegetable oil, lemon juice, and lemon zest. Mix in the flour mixture, and stir just until moistened. (Do not overmix.)
3. Coat skillet with 1 teaspoon vegetable oil over medium heat.
4. Pour batter into skillet 1/4 cup at a time, and cook the pancakes until golden brown, about 3 minutes on each side.



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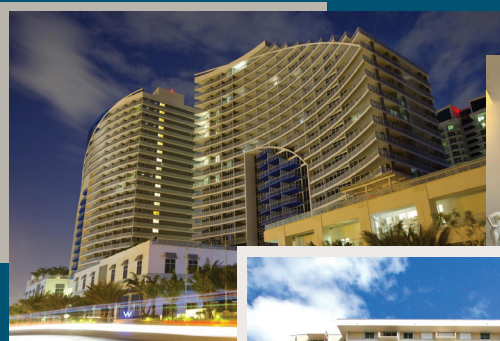
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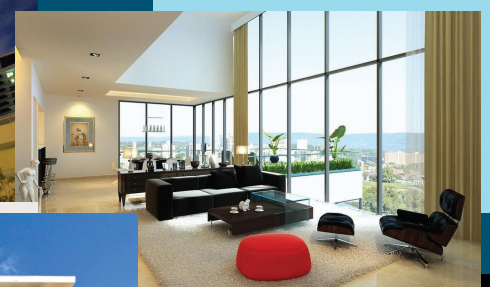
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