

PARKVIEW POINT

CONDOMINIUM

Volume 20 Issue 4

Monthly Newsletter

October 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 ... Karmenhu 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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REMINDERS

LAUNDRY MACHINES

We continually have complaints regarding pet's hairs inside our washing machines and dryers. Please be respectful of other residents and if you, disregarding our rules and regulations, use our machines to wash your pet's things have the courtesy of cleaning all residue from the machines.

Our rules and regulations are very clear on this matter:

- Parkview Point offers no "pet-only" washers and dryers. Bedding, toys, blankets, etc. must be washed outside Parkview Point.

Also remember:

- Laundry should be removed immediately after the wash cycle or the dry cycle, allowing other residents access.
- Please remember to remove lint from the filter in the dryer.
- Management is not responsible for items left unattended in the laundry room.

LAVADORAS Y SECADORAS

Continuamente tenemos quejas sobre pelos de mascotas dentro de nuestras lavadoras y secadoras. Por favor sea respetuoso con los demás residentes y si, sin tener en cuenta nuestras reglas y regulaciones, utiliza nuestras máquinas para lavar las cosas de su mascota, tenga la cortesía de limpiar todos los residuos de las máquinas.

Nuestras reglas y regulaciones son muy claras al respecto:

- Parkview Point no ofrece lavadoras ni secadoras "solo para mascotas". La ropa de cama, los juguetes, las mantas, etc. deben lavarse fuera de Parkview Point.

Recuerde también:

- La ropa debe retirarse inmediatamente después del ciclo de lavado o del ciclo de secado, permitiendo el acceso de otros residentes.
- Recuerde quitar la pelusa del filtro de la secadora.
- La gerencia no se hace responsable de los artículos que se dejan desatendidos en el cuarto de lavado.

PARKING LOT

Once again, we need to remind our residents that if your car is missing the decal or the temporary pass when applicable, it may be towed away without previous notice.

Also, please park correctly, if you are not parked centered in your space a warning will be placed in your vehicle. If you continually park incorrectly, the third time no warning will be given, we will tow your car away.

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Reminders (cont. from page 1)**ESTACIONAMIENTO**

Una vez más, debemos recordarles a nuestros residentes que si a su automóvil le falta la calcomanía o el pase temporal cuando corresponda, puede ser remolcado sin previo aviso.

Además, estacione correctamente, si no está estacionado centrado en su espacio, se colocará una advertencia en su vehículo. Si estaciona continuamente de manera incorrecta, la tercera vez no se le dará ninguna advertencia, remolcaremos su automóvil.

TRASH ROOMS

It is important for all residents to deal correctly with the garbage in the trash rooms. If you leave bags on the floor with food residue this will attract bugs, so please make sure you tie your garbage bag tightly and throw it down the chute.

Place only recyclable trash in the recyclable garbage bins. Also remember to rinse containers

before placing them in the recycling bins. Don't place pizza boxes with leftovers. Throw the leftovers in your garbage bags before placing the box on the shelf or in the bin.

Big boxes must be brought down and thrown in the recycling container in the back of the building. Other boxes, please, flatten them before placing on the shelf.



We need everyone's cooperation. Please look at the big sign in the trash room!

CUARTOS DE BASURA

Es importante que todos los residentes manejen correctamente la basura en los cuartos de basura. Si deja bolsas en el piso con residuos de comida, esto atraerá insectos, así que asegúrese de atar bien la bolsa de basura y tirarla por el ducto.

Coloque solo basura reciclable en los contenedores de basura reciclable. También recuerde enjuagar los envases antes de colocarlos en los contenedores de reciclaje. No coloque cajas de pizza con sobras. Tire las sobras en sus bolsas de basura antes de colocar la caja en el estante o en el contenedor.

Las cajas grandes deben ser aplanadas y arrojadas al contenedor de reciclaje en la parte trasera del edificio. Otras cajas, aplánelas antes de colocarlas en el estante.



Necesitamos la cooperación de todos. ¡Por favor mire el letrero grande en el cuarto de la basura!

THANK YOU!
¡GRACIAS!

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BOARD OF DIRECTORS MEETING MINUTES

Thursday, August 05, 2021 - Via Zoom - 7:30 P.M.

Board Members Present: Miguel Portu, Stephen Biondi, Karmencha Santana, Joanna Gonzalez, Maria Iglesias, Vuk Dinic, Jacobo Pares and Fernando Blanco. **Castle Group:** Bryan Hoyos- LCAM-Property Manager

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 7:31 pm.

APPROVAL OF MINUTES:

Vuk Dinic made a motion to approve the minutes of July 1, 2021. Miguel Portu 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 informing the membership the top priority of the Association is to inspect the structural integrity of the building. The unit owners in attendance were informed of several inspections scheduled with the engineers. The project list will be revised based on the engineer's findings.

VERPLOEG & MARINO PRESENTATION

Arya Lee gave a brief introduction to the membership. Arya continued by giving the residents a summary on the series of events related to the Associations claim of damages caused by Hurricane Irma. The claim has been administratively closed due to not receiving a response for the courts discovery requests as a result from COVID-19.

Arya continued by informing the Board once the plaintiff meets all the requirements responding to the

discovery request the court will reopen the file. Arya proceeded to inform the Board of her plan of action to resume the Associations claim by ensuring all requests are responded to as quickly as possible. Arya notified the Board of her plan to review the file and contact the Associations council to coordinate an inspection and reopen the file. A discussion ensued on the options for a retainer agreement with Verploeg & Marino.

GREEN COASTAL ENGINEERING UPDATE

Morteza Khatib gave the membership a brief summary on the status of the seawall project. Morteza continued by informing the Board of their combined efforts with management to gather all required reports required to accurately evaluate the building seawall. Morteza continued by informing the Board of DERM scheduling to have diver conduct a biological assessment of the seawall.

Morteza continued by informing the Board of Directors a total of seven (7)



contractors were contacted to bid on the seawall project. All contractors notified Morteza they are familiar and had previously provided estimates for the project. Morteza informed the Board he anticipates receiving all estimates by the end of August.

APPROVAL OF ELEVATOR REPAIRS FUNDED BY BUILDING RESERVES

Management reminded the Board of repairs pending to the building elevators. Management continued by informing the Board of Motion Elevators proposal to replace four (4) sets of three car spring loaded guide roller assemblies to elevator #2 for a total of \$3,960.

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Board Meeting (cont. from page 3)

Vuk Dinic motioned to approve Motion Elevators proposal to complete repairs for a total of \$3,960. Karmenchu Santana seconded the motion. The motion was unanimously approved.

REVIEW & DISCUSSION OF PARKING/VALET RULES

Miguel began to inform the Board of several unregistered vehicles stationed throughout the parking lot. Stephen Biondo continued by notifying the membership of a proposed fee to charge guest for stationing their vehicle on property. Stephen proceeded to inform the membership of a proposed ticket system allowing the membership to prepay their guest parking at a discounted rate. A discussion ensued on the building valet and parking conditions throughout the parking lot.

Stephen Biondi motioned to implement a \$5 parking fee until 12:59am, \$10 overnight charge from 1am through 7am and to provide membership with prepaid parking tickets for \$3 per ticket. Vuk Dinic seconded the motion the motion was unanimously approved.

ADJOURNMENT

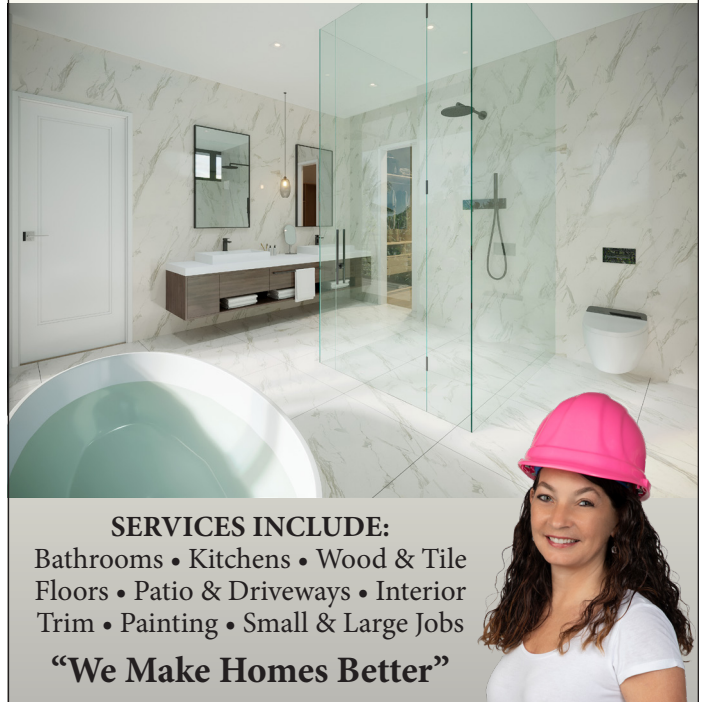
Stephen Biondi made a motion to adjourn meeting at 8:57 pm. Miguel Portu seconded the motion. The motion was unanimously approved.



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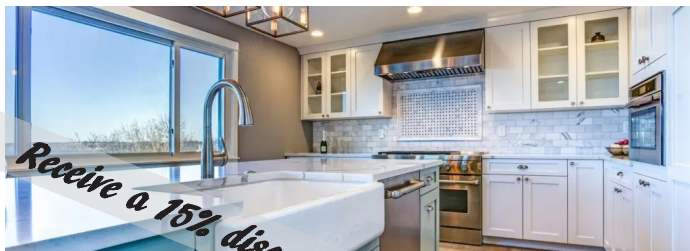
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