

# PARKVIEW POINT

## CONDOMINIUM

Volume 20 Issue 5

Monthly Newsletter

November 2021

### PARKVIEW POINT

7441 Wayne Avenue  
Miami Beach, FL 33141

#### OFFICE HOURS

**Mon. - Thus.** 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](http://www.parkviewpoint.com)  
**E-mail**... [info@parkviewpoint.com](mailto: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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## REMINDERS / RECORDATORIOS

### RACCOONS

As long as people keep placing cat food or any kind of food in our parking lot or in our pathways, that for sure is food for the raccoons. Several residents have complained about the damage done to their vehicles by the raccoons. Not simply scratches which some may think is the damage these animals can do, no, the damage is inside their motor as the raccoons eat up the cables as well as the insulation and the motor covering. A resident reported that his new car was damaged and the cost for the repair was \$1,500 not covered by insurance.



This is not the only problem as they can also attack people. Please remember one of our night shift employees was bitten by a raccoon while patrolling the parking lot.

PLEASE BE RESPECTFUL OF OTHER RESIDENTS AND DO NOT FEED THE RACCOONS!

THANK YOU!

### MAPACHES

*Mientras la gente siga colocando comida para gatos o cualquier tipo de comida en nuestro estacionamiento o en nuestros senderos o veredas, esta es comida propicia para los mapaches. Varios residentes se han quejado de los daños causados a sus vehículos por los mapaches. No se trata simplemente de arañazos, que algunos pueden pensar que es el daño que pueden hacer estos animales, no, el daño está dentro de su motor, ya que los mapaches se comen los cables, así como el aislamiento y la cubierta del motor. Un residente informó que su auto nuevo resultó dañado y el costo de la reparación fue de \$ 1,500 no cubiertos por el seguro.*

*Este no es el único problema ya que también pueden atacar a las personas. Recuerde que uno de nuestros empleados del turno de noche fue mordido por un mapache mientras patrullaba el estacionamiento.*

*¡POR FAVOR SEA RESPETUOSO CON OTROS RESIDENTES Y NO ALIMENTE A LOS MAPACHES!*

*¡GRACIAS!*

*Continued on page 2*

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

**CHRISTMAS COLLECTION 2021**

**It is getting close to Christmas again!** Our loyal employees have been working all year round to make our community a better place. Let's show them our gratitude and appreciation! Their effort and accomplishment contribute to the overall success of our community!

Your contribution will be the only gift our employees will receive from Parkview Point.

Please deposit your contribution (cash or check) in the Association's office or in the box placed in front desk. Make checks payable to Parkview Point!

(Suggested Donation \$50.00)

**RECAUDACIÓN NAVIDEÑA 2021**

**¡Se acerca de nuevo la Navidad!** Nuestros leales empleados han trabajado todo el año para lograr que nuestra comunidad sea un mejor lugar. ¡Vamos a mostrarles nuestra gratitud y aprecio! ¡Su esfuerzo y logros contribuyen al éxito general de nuestra comunidad! Su aporte será el único regalo que nuestros empleados recibirán de Parkview Point.

Favor depositar su contribución (efectivo o cheque) en la oficina de la Asociación o en la caja colocada en la recepción. ¡Los cheques a nombre de Parkview Point!

(Donación Sugerida \$50.00)

**CASTLE CARE'S ANNUAL TOY DRIVE**

From November 15 to December 10, we are also placing a large box in the lobby to collect toys for children ages 6 to 18. This is an effort from Castle Group to benefit the Local Boys and Girls Club. Thank you for your kindness!

**COLECTA ANUAL DE JUGUETES DE CASTLE CARE**

Del 15 de noviembre al 10 de diciembre, también colocaremos una caja grande en el vestíbulo para recolectar juguetes para niños de 6 a 18 años. Este es un esfuerzo de Castle Group para beneficiar al Club Local de Niños y Niñas. ¡Gracias por su amabilidad!



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## BOARD OF DIRECTORS MEETING MINUTES

**Thursday, September 09, 2021**

**Via Zoom - 7:30 P.M.**

**Board Members Present:** Miguel Portu, Stephen Biondi, Cesar Dalmau, Karmenchu Santana, Joanna Gonzalez, Maria Iglesias and Fernando Blanco. Castle Group: Bryan Hoyos- LCAM-Property Manager

**1) ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 7:31 pm.**

**2) APPROVAL OF MINUTES:**

Maria Iglesias made a motion to approve the minutes of August 05, 2021. Fernando Blanco seconded the motion. The minutes were accepted unanimously.

**3) COMMITTEE REPORT**

Cesar Dalmau notified the membership of the Association is over \$50K under budget for the year. Cesar continued to inform the Board of the Bank confirming inactive Association accounts with funds to move into the operating account. Cesar notified the Board on the status of delinquent accounts making up about one percent of the membership. Cesar continued to inform the Board that he is exploring options to provide a monthly financial update report to the community.

**4) RISK STRATEGIES PRESENTATION**

Risk Strategies Vice President Kristie Gentile notified the Board of an updated property appraisal completed for the Association. The appraisal report states the Association is approximately \$2.5 million off from what the appraised value is. Kristie informed the Board the property & equipment break down policy annually is approximately \$17,800. Kristie continued by informing the Board of her recommendation to endorse the policy midterm and increase the property value.

Kristie notified the board the increase in policy will be on a pro rata bases

until renewal in May of 2022. Kristie proceeded to remind the Board the hazard policy will cover up to the drywall; the floor coverings, cabinetry, countertops etc. is the responsibility of the unit owner. Kristie informed the Board capital improvement projects will increase the property value and decrease premiums in the future. Stephen Biondi motioned to have Kristie Gentile move forward with the endorsement of the new property appraisal. Karmenchu Santana seconded the motion. The motion was unanimously approved.

**5) SOUTHERN COATING INC. PRESENTATION**

Scott Biederman gave the Board of Directors a brief introduction of his company as well as an update of his inspection of the roof of the building. Scott continued to inform the membership of his proposal to complete the roofing project. A discussion ensued on the proposed scope of work. Scott notified the Board the lightweight concrete on the roof needs to be removed and scarify the concrete deck. Scott proceeded to inform the Board he is proposing to install a General Electric Roof with a negative 495 wind warranty.

Scott notified the Board of Directors if he is selected to complete the roofing project the Association will have the first two years free of maintenance. Scott informed the Board he projects a maintenance agreement will cost the Association approximately \$3,500.

**6) APPROVAL OF MAIN LOBBY A/C REPAIRS**

Management notified the Board of estimates received to replace the A/C unit servicing the main lobby and management office. Management continued to inform the Board on the condition of the two five-ton A/C units. Management requested Board approval to replace both five-ton units estimated at \$4,950 per unit.

Karmenchu Santana motioned to approve Navas Multiservice proposal to replace two five-ton units in the main lobby. Joanna Gonzalez seconded the motion. The motion was unanimously approved.

**7) ADJOURNMENT**

Stephen Biondi made a motion to adjourn meeting at 8:52 pm. Miguel Portu seconded the motion. The motion was unanimously approved.



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# CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.



**INGREDIENTS:**

- 1½ oz. Hard Truth Cinnamon Vodka
  - 1½ oz. Hard Truth Toasted Coconut Rum
  - 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

**CRAFT:**

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

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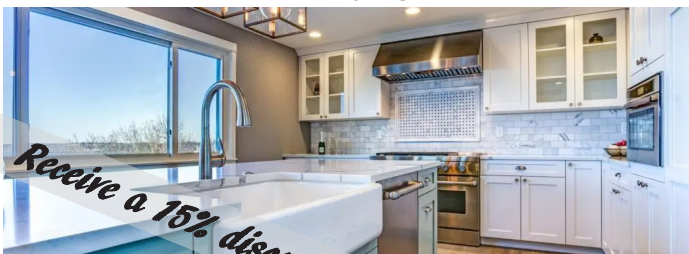
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