

PARKVIEW POINT

CONDOMINIUM

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Monthly Newsletter

March 2022

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

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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advertise in one of our newsletters or to
get a free newsletter for your property.

A FEW NOTES REGARDING CARS IN THE PARKING LOT

Remember that all cars must be parked head in and must have the decal in a visible place so there is no doubt the car can park in our premises.

Also, remember to center your car in your space, if you don't park correctly the neighbor parking on your side may hit your car door

when he/she needs to get into their car. If every one is respectful of others, there wouldn't be any dints on your car. Please make sure you park correctly. If your neighbor is parked incorrectly, report it to front desk so they can take the necessary measures, either place a warning sticker in the car or have it moved by the resident.

Please make sure we have a copy of your car's registration in the office. Many residents have not yet complied with this request.



ALGUNAS NOTAS SOBRE LOS AUTOS EN EL ESTACIONAMIENTO

Recuerde que todos los autos deben estar estacionados de frente y deben tener la calcomanía en un lugar visible para que no haya duda de que el auto puede estacionarse en nuestras instalaciones.

Además, recuerde centrar su auto en su espacio, si no estaciona correctamente, el vecino que estaciona a su lado puede golpear la puerta de su automóvil cuando necesita subirse a su automóvil. Si todos son respetuosos con los demás, no habría abolladuras en su automóvil. Por favor, asegúrese de estacionar correctamente. Si su vecino está mal estacionado, repórtelo en recepción para que tomen las medidas necesarias, ya sea colocar una calcomanía de advertencia en el auto o que el residente lo mueva.

Asegúrese de que tengamos una copia del registro de su automóvil en la oficina. Muchos residentes aún no han cumplido con esta solicitud.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, January 12, 2022 - Via Zoom - 7:00 P.M.

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

Established A Quorum Via Zoom Conferencing: 7:02 pm.

APPROVAL OF MINUTES:

Management presented meeting minutes from November 11th, November 22nd and December 14th Board of Directors Meeting. Vuk Dinic motioned to approve November 11th meeting minutes. Karmenchu Santana seconded the motion. The motion was unanimously approved. Vuk Dinic motioned to approve November 22nd meeting minutes. Stephen Biondi seconded the motion. The motion was unanimously approved. Vuk Dinic motioned to approve December 14th meeting minutes. Karmenchu Santana seconded the motion. The motion was unanimously approved.

Green Coastal Engineering

Morteza Khatib from Green Coastal Engineer reviewed his summary report of the scope of work as well as proposals received for the seawall project. Morteza continued by suggesting the Board meet with the contractors prior to selection. Morteza notified the Board the new seawall will be installed in front of the existing seawall. Morteza continued by confirming the city requirements of a new seawall cannot be more than 12 inches waterward from the existing seawall. A conversation ensued on the difference between a concrete seawall and steel sheet pile seawall.

Morteza continued by informing the Board the Associations seawall

project must be completed by trained professional as this will not be an ordinary project. Morteza notified the Board of anticipations to complete a concrete seawall may take up to six (6) months with a life expectancy of fifty (50) years. Considering there is no traffic or splash zones in the canal behind the building, Morteza anticipates the steel sheet pile seawall may be completed between two to three months with a similar life expectancy of the concrete seawall. Morteza concluded by informing the Board approval from the county and the state for the seawall and currently pending permit for the riffraff rocks that will be placed in front of the seawall. Morteza informed the Board the permit for the riffraff rocks was currently being disputed between the county and the state. A discussion ensued amongst the Board to add a railing, lighting fixtures or floating dock after the seawall is complete.

Review And Approval Of Atlantic Broadband Proposal

Management presented Atlantic Broad Band existing five-year service packet providing the Association with bulk

video only. Management continued by informing the board the existing contract is set to expire in September of 2023. Management notified the Board of additional options received for an update bulk agreement, internet as well as bulk agreement to include cable and internet. All three options provided by Atlantic Broadband come with a five-year agreement and 5% annual increase. A discussion ensued amongst the Board on the memberships ability to stream online.

Management continued by informing the Board of conversations with AT&T to upgrade the buildings infrastructure with fiber optics. The Board requested management to maintain the current agreement with Atlantic Broadband and continue to explore additional options for the Boards consideration. Management will comply with the Boards request.

Open Forum

Management notified the membership on the status of the reported lien on the property. Management informed

Continued on page 3



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Board (cont. from page 2)

the Board of the management office providing the city with documentation of the work completed in unit 12R. Management continued by notifying the Board an invoice was processed from the City of Miami Beach in the amount of approximately \$600 for a violation on the Association for beginning the project without a permit. Management reminded the Board of finding a list of violations the Association has been carrying since 2014. Management confirmed the seawall was part of that list and notified the Board of the Associations attorney providing progress reports to the Special Magistrates. Management continued by informing the Board of reports received of a unit not being able to be sold due to do lien on the property. Management informed the membership it is believed this was due to the broker handling the sale as the Association has had other units sold on property.



The membership expressed their concerns of LLC's buying units in building. Management confirmed the office will inform the Associations attorney for their opinion. Management continued by informing the Board of a scheduled conference call with the Associations attorney and Ver Ploeg & Marino to discuss the Associations options on the Hurricane Irma claim currently with David Neblett.

ADJOURNMENT

Karmencha Santana made a motion to adjourn meeting at 8:08 pm. Miguel Portu seconded the motion. The motion was unanimously approved.

LIFE HACK!

Use hand sanitizer to clean more than just your hands!

- **Your Phone:** A couple of squirts and clean towel will do wonders for your devices. 
- **Sticky Labels:** Sticky labels have a tendency to stick around. Apply sanitizer. 
- **Stained Clothing:** Apply sanitizer to stain for 3 minutes, then apply liquid detergent and throw in wash. Sanitizer also rubs clean permanent marker.
- **Dirty Mirrors:** Hairspray and toothpaste dot many mirrors. Sanitizer helps you easily wipe away both.
- **Eyeglasses:** Fingerprints, makeup and other residue are powerless against your hand sanitizer. 
- **Tarnished Silver:** Give your silver a polished look by applying, then rubbing sanitizer on it.

Using Laundry Machines

In our previous newsletter we reminded our residents that our laundry machines are not to be used for pet's items. We must also remind residents that the laundry machines are for the use of all residents, not for a resident's exclusive use. So, remember to remove your clothes on time. Maybe 15 minutes is a reasonable time gap, but after 15 minutes if you haven't removed your clothes, next resident needing to use the machine, may take out your clothes and place these on the shelf or on top of a dryer and you may not complain about it. If you are forgetful, use the timer in your cellular phone.

Uso De Máquinas De Lavandería

En nuestro boletín anterior les recordamos a nuestros residentes que nuestras lavadoras no deben usarse para artículos de mascotas. También debemos recordar a los residentes que las lavadoras son para el uso de todos los residentes, no para el uso exclusivo de un residente. Así que recuerde quitar la ropa a tiempo. Tal vez 15 minutos sea un intervalo de tiempo razonable, pero después de 15 minutos, si no se ha quitado la ropa, el próximo residente que necesite usar la máquina puede sacar su ropa y colocarla en el estante o encima de una secadora y usted no puede quejarse por eso. Si usted es olvidadizo, utilice el temporizador de su teléfono móvil.



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UNIT DOORS

A number of years ago all wood entrance doors to the apartments were replaced with fire rated wood doors and refurbished wood thresholds. It was well publicized at the time that nothing could be attached to the doors, door frames, or thresholds. A nail through a door will ruin the fireproofing and cause the door to fail inspection and need to be replaced at the unit owner's expense. Unit doors are in compliance with the State of Florida fire code regarding fire impenetrability.

To hang something in a door, such as a Christmas wreath, you must use a hook or an over-the-door top bracket. All weather stripping must be on the inside of the door and not on the front or attached to the threshold. If you presently have material fastened in such a way, please remove it. This includes foam and metal attached to the thresholds.

Also remember, hardware may not be changed without the written permission of Management and, when replaced, uniform doorknobs and locks must be used. The unit number plate must be maintained.

Unit doors to the corridors are not to be left open at any time. Rugs, mats, etc. may not be placed in the corridor outside a unit's door.

Thank you in advance for helping to keep our entry ways working as uniform and attractive as possible.

PUERTAS DE ACCESO AL APARTAMENTO

Hace varios años, todas las puertas de entrada de madera a los apartamentos fueron reemplazadas por puertas de madera resistentes al fuego y los umbrales fueron renovados. Fue bien publicitado en ese momento que no se podía clavar nada a las puertas, marcos de puertas o umbrales. Un clavo a través de una puerta arruinará la protección contra incendios y hará que la puerta no pase la inspección y deba ser reemplazada a expensas del propietario de la unidad. Las puertas de las unidades cumplen con el código de incendios del estado de Florida con respecto a la impenetrabilidad del fuego.

Para colgar algo en una puerta, como una guirnalda navideña, debe usar un gancho o un soporte superior sobre la puerta. Todo aislante debe estar en el interior de la puerta y no en el frente o unido al umbral. Si actualmente tiene material sujeto de esa manera, retírelo. Esto incluye espuma y metal unido a los umbrales.

También recuerde, el hardware no se puede cambiar sin el permiso por escrito de la Gerencia y, cuando se reemplace, se deben usar perillas y cerraduras uniformes. Se debe mantener la placa con el número de la unidad.

Las puertas de las unidades a los pasillos no deben dejarse abiertas en ningún momento. No se pueden colocar alfombras, tapetes, etc. en el pasillo afuera de la puerta de una unidad.

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"Melanie has been my Hearing Aid Specialist for many years. She is extremely capable and a very patient caring person. Claudia and Melanie are an excellent team, the office is welcoming, well organized and patient oriented. A very grateful patient." - **F. & S. Goldin**



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MOVING AND DELIVERIES

The service elevator must be used when transporting appliances and furniture, construction items and other large items as well as moving in and out.

Move-ins and move-outs shall be between the hours of 10:00 am to 5:00 p.m., Monday through Friday (No Saturdays, Sundays, or holidays). The service elevator must be reserved through the Association Office; a fee will be charged. Charges will be made for damage to carpeting, walls or any other common elements.

Deliveries or disposal of large items on a single trip basis are to be made through the service entrance in rear of building between the hours of 10:00 am to 5:00 p.m., Monday through Friday and must be scheduled ahead of time with the office so that there is no moving in or out on the same day of the delivery or disposal.

MUDANZAS Y ENTREGAS

El elevador de servicio se debe usar cuando se transportan electrodomésticos y muebles, elementos de construcción y otros artículos grandes, así como para mudanzas.

Las mudanzas se realizarán entre las 10:00 a. m. y las 5:00 p. m., de lunes a viernes (no sábados, domingos ni feriados). El elevador de servicio debe ser reservado a través de la Oficina de la Asociación; se cobrará una tarifa. Se cobrarán los daños en alfombras, paredes o cualquier otro elemento común.

Las entregas o disposición de artículos grandes en un solo viaje deben realizarse a través de la entrada de servicio en la parte trasera del edificio entre las 10:00 a. m. y las 5:00 p. m., de lunes a viernes, y deben programarse con anticipación en la oficina. de modo que no haya una mudanza el mismo día de la entrega o disposición.

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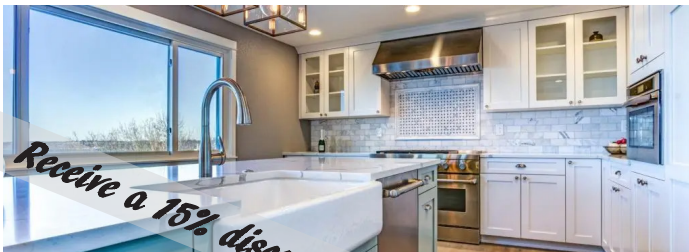
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