



# PARKVIEW POINT

CONDOMINIUM

Volume 20 Issue 10

*Monthly Newsletter*

April 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](http://www.parkviewpoint.com)

**E-mail**... [info@parkviewpoint.com](mailto:info@parkviewpoint.com)

### BOARD MEMBERS

**President**..... Vuk Dinic

**Vice President** .... Hugh Moore

**Secretary**..... Joanna Gonzalez

**Treasurer** ..... Cesar Dalmau

**Director** ... KarmenChu Santana

**Director** ..... Stephen Biondi

**Director** ..... Jacobo Pares

**Director** ..... Melissa Friedman

**Director** ..... Florindo Grillo

**Manager** ..... Bryan Hoyos

**Admin. Asst.** .. Maria T. Combellas



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## ANNUAL MEETING

The Associations annual meeting was conducted on April 5, 2022 for the election of Parkview Point Board of Directors. We welcome Hugh Moore, Melissa Friedman and Florindo Grillo to the Board of Directors.

Parkview Point Board of Directors are:

**Vuk Dinic - President**  
**Hugh Moore – Vice President**  
**Cesar Dalmau - Treasurer**  
**Joanna Gonzalez - Secretary**  
**Stephen Biondi - Director**  
**Carmen Santana - Director**  
**Melissa Friedman - Director**  
**Jacobo Pares - Director**  
**Florindo Grillo - Director**

We wish them all success with the upcoming projects and all the job entails.

Please join us in expressing our appreciation to Miguel Portu, Daniel Fernando Blanco and Maria Iglesias – Ramesar for their contribution and years served on the Board of Directors.

*Happy Easter & Happy Passover*



# RULES, RULES, RULES ...

Again, this month, the Management of Parkview Point Condominium is highlighting some of the Rules and Regulations by which the building is governed, in order to remind residents what we all need to do to maintain our home in a clean, safe manner.

## PARKING LOT

- Every unit has ONE numbered parking space assigned. The building also has other unnumbered spaces available for those with a second car. There are also some numbered spaces available for rent at \$75 per month.
- Please, park HEAD IN only and correctly centered in your space.
- The parking decal goes on the passenger side of the front windshield.
- No commercial vehicles are permitted in the Parking Lot (including those with any kind of sign).
- When removing trash from the car (including the ashtray), please dispose of it properly, not on the parking lot ground.
- All cars must be registered with the Office.
- The Exit and the Entrance are ONE WAY only!
- Please, park ONLY in your assigned parking space, do not use other assigned parking space just because it is always empty. You never know when the owner may come.
- No work is to be done on cars in the Parking Lot.
- Cars that are leaking fluids will be asked to move out of the Parking Lot.
- Dog walking, bicycle riding, roller blading, skate boarding, playing ball, or any other recreational activity is PROHIBITED in the Parking Lot.

- No speeding or reckless driving in the Parking Lot.
- Any problems, please contact front desk or the Office.

## LITTER

Sadly, we have a limited staff for the maintenance and upkeep of the building. It would be great if we had a huge number of people at our beck and call who could run around behind us picking up all the trash we have finished with.

We could then just throw it on the ground and know that, within minutes, someone will rush over to pick it up for us. Of course, none of us were raised in such an environment and it's hard to understand why some of our residents behave this way – fast food wrappers, paper, food scraps, masks, cigarette boxes and, especially, the ubiquitous cigarette butts.

So, if you drop it, you pick it up – there's no-one else. Remember, too, the old saying that “a bird doesn't soil its own nest,” so if it's good enough for the birds, it's good enough for us!

## POOL

Our pool is the largest private swimming pool on Miami Beach and is here for everyone to enjoy. Some obvious ways of behaving will keep it that way for us all:

- We all like a snack and a drink at the pool but, because this is a place used by families, NO ALCOHOL is permitted and no drinks may be brought into the pool area in GLASS containers, in order to prevent anyone cutting their feet.
- Enjoy your own music at the pool but use headphones – others may have a different taste in music from you.
- When you enter the building from the pool, you must be dry and you must wear shoes and a shirt or beach cover.
- Children under 12 must be under adult supervision at the pool to prevent roughhousing and play that will disturb others.
- Babies and toddlers wearing diapers MUST wear swimmer diapers to ensure the cleanliness of the water.





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# BOARD OF DIRECTORS MEETING MINUTES

Wednesday, February 3, 2022 -Via Zoom - 7:00 P.M.

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

**ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 6:02 pm.**

### APPROVAL OF MINUTES:

Management presented meeting minutes from January 06<sup>th</sup> and January 12<sup>th</sup> Board of Directors Meeting. Miguel Portu motioned to approve January 6<sup>th</sup> meeting minutes. Karmenchu Santana seconded the motion. The motion was unanimously approved.

Vuk Dinic motioned to approve January 12<sup>th</sup> meeting minutes. Cesar Dalmau seconded the motion. The motion was unanimously approved.

### EBSARY FOUNDATION

Ebsary Foundation Matt Shiring gave the membership a brief introduction of the company. Matt continued by informing the membership this was a smaller project than what they are used to and assured the Board they had all the tools and manpower required to complete the project. The Board of Directors was notified the Ebsary team will have a total of ten (10) men on the project and anticipates the seawall may take up to six months to complete. Ebsary continued by informing the Board they can start the project as soon as the material and permits were issued.

A discussion ensued on the proposed scope of work. Ebsary requested a staging area of 100 feet by 100 feet for their staff and equipment. The Board of Directors were notified of a possible supply chain issue with materials. Ebsary informed the Board there is currently a ten to fourteen-week time frame for delivery of materials. Ebsary concluded their presentation by requesting the Board provide them a few more days to reprice the project. The Board was notified the revised proposal will be available for review by Tuesday, February 8<sup>th</sup>.

### BUNNELL FOUNDATION

Bunnell Marine representative Chris Bunnell gave the Board and membership a brief introduction of their company. Chris Bunnell continued by discussing with the Board the scope of work and procedures he would make to complete the project. Bunnell Marine continued by informing the Board of their anticipation of having up to ten men on the project. The Board of Directors was

informed the project may be completed in six to seven months. A discussion ensued on multiple staging areas requested to complete the project. Bunnell Marine is requesting a thirty by thirty-foot staging area that will move along the seawall during the progression of the project. Bunnell Marine confirmed they have the equipment required to complete the project. Morteza notified the Board the Association may not be qualified for the riprap exception as the county believes there are no resources along the building seawall. Bunnell Marine continued by requesting an additional site visit with Morteza from Green Coastal Engineering to discuss logistics and review staging areas. Bunnell Marine notified the Board they do not anticipate any issues with delivering the material to the property. Bunnell Marine notified the Board they have multiple sources of material in the east coast and anticipates a two to four-week time of delivery for the project. Bunnell Marine assured the Board there will be no price change to their proposal and projects two to three weeks after permits are issued to begin the project.

*Continued on page 4*



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**Board** (cont. from page 3)

Chris Bunnell informed the Board of Bunnell Marine removing themselves from any markup and informed the Board of the Association buying the material directly from the manufacturer in order to save money. Morteza Kahtib from Green Coastal Engineers confirmed he will revisit the building to reviewing staging options along the seawall with Bunnell Construction.

**OPEN FORUM**

The Board of Directors requested management to follow up with Popular Bank for clarification on how much money the Association will save with a fifteen-year fixed rate and a twenty year fixed rate for the upcoming Special Assessment. Management will follow up with the Boards request.


Management reminded the membership on the status of the reported lien on the property. Management informed 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 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. Management concluded by informing the Board the City and Chief Inspector will be contacting management to provide an Affidavit of Compliance. This will need to be sent to the City Clerk’s office and management will need to contact the City Clerk’s Office to meet with the Special Magistrates to remove the lien.

**ADJOURNMENT**

Vuk Dinic made a motion to adjourn meeting at 7:37 pm. Miguel Portu seconded the motion. The motion was unanimously approved.



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