

PARKVIEW POINT CONDOMINIUM

Volume 20 Issue 12

Monthly Newsletter

June 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

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ANNOUNCEMENT

Bryan Hoyos has been promoted to another position within Castle. Please join us in welcoming Parkview Point new property manager, Maria Lorena Casanova. Maria can be seen familiarizing herself with the property and staff. She is now continuously meeting with contractors to stay current with building projects. We are very grateful for Bryan's contribution to the community and wish him all the best.

RETURNED MAIL

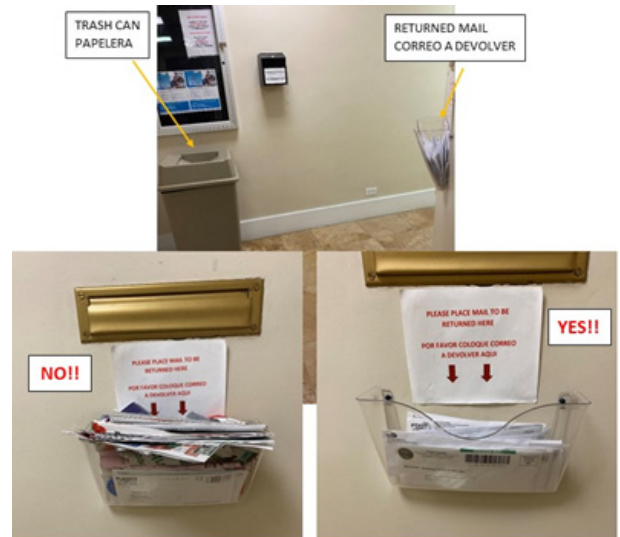
It is mandatory for USPS to place all the weekly ads that are given to them to distribute. They must place all those papers as it is a federal offense if they don't do it.

Continuously we have to be checking the receptacle where returned mail is to be placed. This receptacle is for returned mail, that is, mail addressed to someone not living in the unit addressed in the envelope.

For example, your name is JOHN DOE and you live in unit ##A and the envelope is addressed to unit ##A but to MARY SMITH. You then place that envelope in the returned mail receptacle but there are exceptions such as those envelopes with your unit number but that are for example for credit card offers, discounts, etc. that is, another type of propaganda. Those can go directly to the trash can.

Lately we have seen all the weekly ads from the stores piled in the return mail receptacle. That is unacceptable. The trash can is right there for you to throw those weekly ads. **Remember, USPS staff is only doing their job!**

PLEASE DON'T PLACE ANY MAIL THAT IS CLEARLY ADVERTISEMENT OR OFFERS IN RETURNED MAIL. DON'T PLACE THE ADS FROM THE SUPERMARKETS, STORES, ETC. PLACE THIS IN THE GARBAGE BIN!



CORREO A DEVOLVER

USPS tiene la obligación de colocar todos los anuncios semanales que se les dan para distribuir. Deben colocar todos esos papeles ya que es un delito federal si no lo hacen.

Continuamente tenemos que estar revisando el receptáculo donde se va a colocar el correo devuelto. Este receptáculo es para correo devuelto, es decir, correo dirigido a alguien que no vive en la unidad con la dirección en el sobre. Por ejemplo, su nombre es JOHN DOE y vive en la unidad ##A y el sobre está dirigido a la unidad ##A pero a MARY SMITH. Ese sobre iría al receptáculo de correo devuelto, pero hay excepciones como esos sobres con tu número de unidad pero que son claramente ejemplo de ofertas de tarjetas de crédito, descuentos, etc. es decir, otro tipo de propaganda. Esos pueden ir directamente a la papelera.

Últimamente hemos visto todos los anuncios semanales de las tiendas colocados en el receptáculo de correo de retorno. Eso es inaceptable. La papelera está ahí para que arrojes esos anuncios semanales. **Recuerde, ¡el cartero solo está haciendo su trabajo!**

PORFAVOR, NO COLOQUENINGÚN CORREO QUE SEA CLARAMENTE PUBLICITARIO U OFERTA EN EL CORREO DEVUELTO. NO COLOQUE LOS ANUNCIOS DE SUPERMERCADOS, TIENDAS, ETC. ¡COLOQUE ESTOS EN LA PAPELERA!

Valet Parking Fees And Schedule

Last year on Wednesday, December 1, 2021, the visitor valet schedule fee was changed to \$5 per shift. This means that when someone comes, they will be charged \$5. If they stay beyond the shift, they must pay an additional \$5. No matter what time they come, they will be charged \$5 per shift accordingly. Also, the daytime shift was changed and instead of being from 7:00 AM to 11:00 PM it was prolonged from 7:00 AM to 1:00 AM (next day) leaving chance for visitors to stay longer.



Accordingly, the nighttime shift was shortened from 1:00 AM to 7:00 AM and was changed from \$20 to \$5.

	FEE	FROM	TO
Daytime Shift	\$5,00	7:00 AM	1:00 AM
Nighttime Shift	\$5,00	1:00 AM	7:00 AM
Prepaid Valet Pass	\$3	1 for daytime, 1 for nighttime	
Temporary Guest Pass	\$10	For each day, paid on arrival	

PREPAID VALET PASS

Also, since December 15, residents can buy **PREPAID VALET PASSES**. The **PREPAID VALET PASS** has a fee of \$3,00 per day or per night, that is per shift. These are bought in advance by residents who wish to pay so their visitors can make use of our valet parking “without paying”.

When visitors come and leave the car in valet, they are given a CLAIM CHECK. If the resident wants to pay for the visitor’s valet, he will put the prepaid valet sticker in the claim check (1 or more if visit has been for more than 1 shift). When the visitor leaves, he hands the claim check to the person in charge. If the claim check doesn’t have the necessary stickers, the visitor will have to pay for valet to complete each shift.

TEMPORARY GUEST PARKING PASS

Temporary guest parking passes will no longer be complimentary. **TEMPORARY GUEST PARKING** will be charged at \$10 on a daily basis. If a

Continued on page 3



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THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Valet Parking (cont. from page 2)

guest wants to use our parking lot, he will be paying \$10 in advance for each day he will be using our parking lot.

If a guest has not been previously registered by the resident, and he arrives during the weekend, the **resident must come down and prepare a GUEST AUTHORIZATION form**, otherwise the guest will not be allowed to go in. If the guests have a car and want to use out parking lot, they can get a TEMPORARY PARKING PASS prepared by front desk once the guests pay for as many days as they will be staying.

Our **GUEST AUTHORIZATION** form is very clear in that matter; guests must be registered in advance of their arrival. Meanwhile if the guest wants to park in our building, he will need to park in our valet or pay for the temporary pass.

HORARIOS Y TARIFAS DE ESTACIONAMIENTO DE VALET

El año pasado, el miércoles 1 de diciembre de 2021, la tarifa del servicio de valet para visitantes se cambió a \$5 por turno. Esto significa que cuando alguien viene, se le cobra \$5. Si se queda más allá del turno, debe pagar \$5 adicionales. No importa a qué hora venga, se le cobrará \$5 por turno. Además, se cambió el turno diurno y en lugar de ser de 7:00 am a 11:00 pm se prolongó de 7:00 am a 1:00 am (día siguiente) dejando oportunidad para que los visitantes se queden más tiempo.

En consecuencia, el turno de noche se redujo de 1:00 am a 7:00 am y la tarifa se cambió de \$20 a \$5.

	TARIFA	DESDE	HASTA
Turno diurno	\$5,00	7:00 AM	1:00 AM
Turno nocturno	\$5,00	1:00 AM	7:00 AM
Pase de valet prepagado	\$3	1 diurno, 1 nocturno	
Estacionamiento temporal huéspedes	\$10	Por día, pagadero al llegar	

PASE DE VALET PREPAGADO

También, desde el 15 de diciembre tenemos **pases de valet prepagados**. el **pase de valet prepagado** tiene una tarifa de \$3 por día o por noche. Estos serán comprados por adelantado por los residentes que deseen pagar para que sus visitantes puedan hacer uso de nuestro servicio de valet “sin pagar”.

Cuando los visitantes llegan y dejan el automóvil en el valet, se les entrega un **CLAIM CHECK**. Si el residente quiere pagar por el servicio de valet del visitante, colocará la calcomanía de valet prepagado en el claim check (1 o más si la visita ha sido por más de 1 turno). Cuando el visitante se va, entrega el claim check a la persona a cargo. Si el claim check no

tiene las calcomanías necesarias, el visitante tendrá que pagar por el servicio de valet para completar cada turno.

PASE DE ESTACIONAMIENTO TEMPORAL PARA HUÉSPEDES

Los **pases de estacionamiento temporal para huéspedes** ya no serán gratuitos. el estacionamiento temporal para huéspedes se cobrará a \$10 por día. Si un huésped quiere usar nuestro estacionamiento, pagará \$10 por adelantado por cada día que usará nuestro estacionamiento.

Si un huésped no ha sido registrado previamente por el residente, y llega durante el fin de semana, el residente debe bajar y preparar un formulario de **autorización de huésped**, de lo contrario no se le permitirá el ingreso. Si los huéspedes tienen automóvil y desean usar el estacionamiento, pueden obtener un pase de estacionamiento temporal preparado por la recepción una vez que los huéspedes paguen por tantos días como se quedarán.

Nuestro formulario de **AUTORIZACIÓN DE INVITADO** es muy claro al respecto; los huéspedes deben registrarse antes de su llegada. Mientras tanto, si el huésped quiere estacionar en nuestro edificio, deberá estacionar en nuestro servicio de valet o pagar el pase temporal.



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Feeding Animals In Our Premises

It has come to our attention that we still have residents who leave food for animals in our premises. Most animals are adorable and may appear to be hungry. Feeding the wildlife may seem to be enjoyable but nearly always leads to problems.

Raccoons as has been pointed out in other occasions are dangerous and have caused damages to several residents' cars.

Even though management has coordinated with a pest control company to have cages installed throughout the property to capture the raccoons and safely release them in the Everglades, this is not enough while these residents within the community insist on continuing to feed the local wildlife and tamper with the cages to release the raccoons when captured.

PLEASE, IF YOU SEE ANYONE LEAVING FOOD FOR ANIMALS IN OUR PREMISES, LET US KNOW!

Alimentando Animales En Nuestras Instalaciones

Nos ha llamado la atención que todavía tenemos residentes que dejan comida para animales en nuestras instalaciones. La mayoría de los animales son adorables y pueden parecer hambrientos. Alimentar a la vida silvestre puede parecer agradable, pero casi siempre genera problemas.

Los mapaches como se ha señalado en otras ocasiones son peligrosos y han causado daños en los coches de varios vecinos.

Aunque la administración se ha coordinado con una compañía de control de plagas para instalar jaulas en toda la propiedad para capturar a los mapaches y liberarlos de manera segura en los Everglades, esto no es suficiente mientras estos residentes dentro de la comunidad insistan en continuar alimentando a la vida silvestre local y manipular las jaulas para liberar a los mapaches cuando los capturan.

POR FAVOR, SI VES A ALGUIEN COLOCANDO COMIDA PARA ANIMALES EN NUESTRAS INSTALACIONES, ¡AVÍSANOS!

BOARD OF DIRECTORS MEETING MINUTES

Monday, March 28, 2022 – Social Hall & Via Zoom - 6:00 P.M.

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

**ESTABLISHED A QUORUM VIA ZOOM CONFERENCING:
7:00 pm.**

APPROVAL OF MINUTES:

Management presented meeting minutes from March 16th Board of Directors Meeting. Vuk Dinic motioned to approve March 16 meeting minutes. Karmenchu Santana seconded the motion. The motion was unanimously approved.



REVIEW & SELECTION OF CONTRACTOR FOR SEAWALL PROJECT

Management presented the Board with a bid analysis of estimates received through Green Coastal Engineering for the seawall project. Morteza Khatib gave the Board a brief reminder of the proposed scope of work. Morteza continued by informing the Board of revised estimates received from contractors comparing completing the project through the canal and an additional option to complete the project from land.

A discussion ensued amongst the Board on Bunnell Foundations ability to complete the Associations project and have a performance bond issued. Management requested Green Coastal Engineer to circle back with the Bunnell Foundation to confirm their ability to secure a performance bond as well as confirm where the Association is on their scheduling plan if they awarded the project. Morteza Khatib has agreed to comply with managements request.

OPEN FORUM

Unit owner of 4J Ilya Lugintsev informed the Board of his experience in construction, real estate developers and architect. Mr. Lugintsev requested the Boards consideration for an owner's rep to oversee the Association projects. The Board requested Mr. Lugintsev to provide management with the contact information to obtain an estimate for the Boards consideration.

Management reminded the membership of the annual cleaning of the building cooling towers scheduled for Tuesday, March 29.

ADJOURNMENT

Karmenchu Santana made a motion to adjourn meeting at 7:08 pm. Vuk Dinic seconded the motion. The motion was unanimously approved.

SLIDE INTO SUMMER SAVINGS EVENT

Melanie Plotkin, HAS
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Javier Benitez, HAS, BC-HIS
Hearing Aid Specialist, Board Certified
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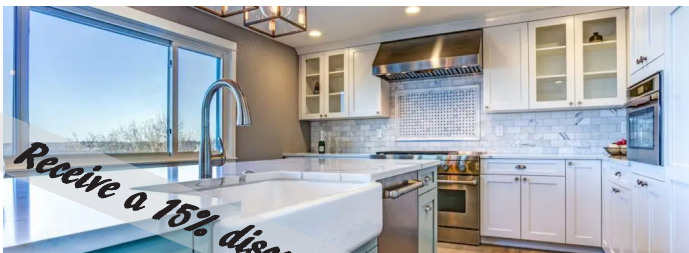
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