



PARKVIEW POINT

CONDOMINIUM

Volume 21 Issue 1

Monthly Newsletter

July 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..... 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 Maria L. Casanova

Admin. Asst. .. Maria T. Combellas



Published monthly at no cost for
Parkview Point by
Coastal Group Publications, Inc.
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MISSING CLOTHES IN LAUNDRY ROOMS

It is true that when you need to use a machine and you see that someone hasn't come to remove the clothes after more than 15 minutes, you can remove the clothes and leave them on top of the dryer or the shelf. If these clothes are in the laundry room for more than 3 days, the janitorial staff has been instructed to bring it down and we label the floor and date and keep in a bag for a prudential time before getting rid of those clothes.

But this is not the case. We have been receiving complaints about missing clothes. People come to pick their clothes even as soon as the app in their cell phones warns, the cycle has finished and when they pick their clothes, some of the clothes have disappeared, seemingly those of well-known brands, that is, the person selects what to take.

This is unbelievable and we will be watching the cameras so we can detect who is doing this.

PLEASE, if this happens to you, let us know immediately so we can watch the cameras and see who has taken your clothes.

Always take note of the time and date you take your clothes to the laundry room and the time you go back and realize some of your clothes are missing.

Es cierto que cuando necesitas usar una máquina y ves que no ha venido nadie a sacar la ropa después de más de 15 minutos, puedes sacar la ropa y dejarla encima de la secadora o de la estantería. Si esta ropa está en la lavandería por más de 3 días, el personal de limpieza ha recibido instrucciones de bajarla y etiquetamos el piso y la fecha y la guardamos en una bolsa por un tiempo prudencial antes de deshacernos de esa ropa.

Pero este no es el caso. Hemos estado recibiendo quejas por ropa que falta. La gente viene a recoger su ropa tan pronto la app de su celular avisa que el ciclo ha terminado y cuando van a recoger su ropa, parte de la ropa ha desaparecido, aparentemente de marcas conocidas, o sea, la persona selecciona que tomar. Esto es increíble y estaremos observando las cámaras para poder detectar quién está haciendo esto.

POR FAVOR, si esto le sucede, avisenos de inmediato para que podamos ver las cámaras y ver quién le ha quitado la ropa.

Siempre tome nota de la hora y la fecha en que lleva su ropa a la lavandería y la hora en que regresa y te da cuenta de que falta algo de su ropa.

Overloading and Damaging Laundry Machines

Constantly we receive reports of washing machines that are not working and according to the technician who comes to fix the washer, it is due to overloading of the machines.

Overloading the machine usually results in the machine full of water as it can't wring the clothes because of the weight. Sometimes it also burns the belts and we have smoke coming from the machine and the smoke detector immediately sounds the alarm.

PLEASE, if the machine breaks down, you won't be able to use it as well as all the other residents, until the technician comes and fixes it.

Isn't it better to just spend another \$1.75 or whatever is the cost of one cycle and not having to wring your clothes by hand? Or not having a machine available?

Constantemente recibimos reportes de lavadoras que no funcionan y según el técnico que viene a arreglar la lavadora es por sobrecarga de las máquinas.

Sobrecargar la máquina generalmente hace que la máquina quede llena de agua, ya que no puede escurrir la ropa debido al peso. A veces también quema las correas y tenemos humo saliendo de la máquina y el detector de humo inmediatamente hace sonar la alarma.

POR FAVOR, si la máquina se descompone, usted no podrá usarla, así como tampoco los demás residentes hasta que venga el técnico y la arregle.

¿No es mejor gastar otro \$1.75 o lo que sea el costo de un ciclo y no tener que escurrir la ropa a mano? ¿O no tener una máquina disponible?

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, May 03, 2022

Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Vuk Dinic, Hugh Moore, Stephen Biondi, Karmenchu Santana, Joanna Gonzalez, Jacobo Pares, Cesar Dalmau, Melissa Friedman and Florindo Grillo. **Castle Group:** Bryan Hoyos- LCAM-Property Manager

ESTABLISHED A QUORUM VIA ZOOM CONFERENCING: 7:01 pm.

APPROVAL OF MINUTES:

Management presented revised meeting minutes from March 28th Board of Directors Meeting. Vuk Dinic motioned to approve meeting minutes. Karmenchu Santana seconded the motion. The motion was unanimously approved.

Management continued by presenting the Board with meeting minutes from April 13th. Vuk Dinic motioned

Continued on page 3



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Board Meeting (cont. from page 2)

to approved meeting minutes. Stephen Biondi seconded the motion. The motion was unanimously approved.

REVIEW & SELECTION OF CONTRACTOR FOR SEAWALL PROJECT

Shoreline Foundation provided the Board a brief summary of their proposal to complete the Seawall project. Shoreline continued by confirming they will have a bond issued for the value of the project of \$1.2 million. The Board of Directors was notified the project will take 4-5 months to complete. Shoreline anticipates completing two hundred feet a month as they move the staging area along the seawall. The Board was notified the anticipated cost for the permit will range from 2.5%-3.5% of the approved agreement. Shoreline assured the Board the materials for the project will be held as needed from the property. A discussion ensued amongst the Board when Shoreline notified the membership Builders Risk Insurance will be added to the contract at cost to the Association is required.

The Board of Directors proceeded to meet with Chris Bunnell from Bunnell Foundation. Chris Bunnell provided a brief summary of his proposal to complete the seawall project for a total of \$2.29 million including materials. Bunnell confirmed they will pull a performance bond of \$2 million at no cost to the Association. Bunnell anticipates completing the seawall project within five to seven months. Bunnell continued by informing the Board they will reduce their proposal by \$240K if riprap is excluded for a total of \$1.72 million to complete the project. A discussion ensued amongst the Board on the integrity of the pool deck and a request was made to monitor the level of vibrations to avoid property damage to the building structure and pool deck. Morteza Khatib from Green Coastal Engineers encouraged the Board to engage an engineer for shoring and vibrations monitoring for a minimum of one week. Morteza agreed to provide the Board with information of engineers who can assist for the Boards consideration. Chris Bunnell concluded his presentation by informing the Board they will have four to eight men on the project daily and encouraged the



Board to consider recoating the steak sheet seawall every five to twelve years.

A discussion ensued amongst the Board on the reputation and experience of both contractors. Hugh Moore motioned to approved Shoreline Foundation to complete the seawall project. Florindo Grillo seconded the motion. The motion was approved by a majority of the Board.

RISK STRATEGIES POLICY RENEWAL

Risk Strategies representative Todd Olivieri provided a brief update on the status of today’s market due to the tragedy at Surfside. Kristie Gentile continued by informing the Board of carriers scrutinizing property appraisal values and limiting capacity causing the rates to increase. The Board of Directors was presented with a preliminary proposal displaying a minimum of 60% increase in premiums. Kristie proceeded to discuss options for the Boards consideration. Risk Strategies notified the Board of the final estimate to be provided by Monday, May 9th for the Boards consideration.

ADJOURNMENT

Vuk Dinic made a motion to adjourn meeting at 9:48 pm. Jacobo Peres seconded the motion. The motion was unanimously approved.

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