



Grandview PALACE *Newsletter*

Volume 11 Issue 7

A Newsletter for the Residents of Grandview Palace Condominium Association

August 2022

GRANDVIEW PALACE Condominium Association, Inc.

7601 E Treasure Drive #25
North Bay Village, Florida 33141

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Message From Former Vice Present (Luciana)

Hello everyone! I just want to say goodbye. Life took a very pleasant, unexpected turn. I got married, sold my apartment here at GVP and moved down the street to a smaller building. I wish you all well and the best life can offer.

Pool Construction Update:

On Friday, August 12, 2022, Contractor completed two repair and sealed the opening of the concrete bottom pool where the pipes were located at. The contractor gave us the clear to start filling up the pool during the weekend. On Monday they conducted a pressure test on the pool and noticed 1 new spot leaking not the East side of the G1 Garage. The contractor was called again, and they contacted the leak company to locate the new leak and do a new test to see what the situation is all about. We will keep you posted with further information. As of right now we do not have status on the opening date of the pool.

Annual Unit Inspections:

Annual Inspection for remaining units will commence on Tuesday August 30th, 2022, at 10:30AM through 2:00PM. You will receive an e-mail. We estimate to have



finished with all units in the next 6 weeks. You will be notified of such a visit at least 48hrs in advance via building link and a phone call, only 1 re-schedule allowed per unit so we can finish on the determined time. We ask for the re cooperation.

Mask Update:

The board has decided since the start of 2022 that we would follow the INFECTION RATE to determine when to remove the mask requirements at GVP. The CDC link we use to gage the infection rate is below and we have adjusted a month ago to:

On March 11th, 2022, the management office sent a communication to all members through BuildingLink in regards the continued use of mask inside the elevators and we increased the capacity in the elevators from 4 to 6 people per elevator. Soon after, there was one member questioning the decision and sharing some relevant information that could be of good use for all of us. What is important to note here is that the CDC has multiple links to educate and direct the public to suggested guidelines to be followed. As explained in the past, GVP management determined that the mask mandate will be lifted once the infection rate in Miami-Dade County reaches the MODERATE LEVEL. As

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Message From VP (cont. from page 1)

of today, we are still under SUBSTANCIAL LEVEL, which means a mask is still required inside the elevators, even if you are alone.

You may access the COVID link at

https://covid.cdc.gov/covid-data-tracker/#county-view?list_select_state=Florida&data-type=Risk&list_select_county=12086

The below link is for the Use and Care of Mask. Miami Date County is “Low”. Some of you were looking at this link, thus the confusion. Although some check this site, please note confined spaces are not mentioned. You are still at risk of contamination if you’re not wearing a mask in the elevator and if you are contaminated, the virus can stay in and the next person if not protected can get infected. So, we are continuing to enforce this until Miami Dade is at the MODERATE Level.

The Board of Directors will review this rule in September.

<https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/about-face-coverings.html>

Elevator Status:

We have received the proposal/estimate from Schindler Elevators to repair Elevator #2. We are in the process of obtaining another proposal from another company. We expect to have the proposal by the end of the week. We will provide an updated report of the status.

Bike Room Update:

Please contact Chelsea at gvp2@grandview-palace.org to inquire and register your bike. Bike room spaces are available at first come first basis. The bike room is under camera surveillance 24/7, air conditioned and restricted fob access. Spaces are limited at a \$5 monthly fee. We kindly reminder you that bikes are not allowed on balconies and are required to be carried in the hallways and lobby area.

Balconies:

Pets and children are not allowed on the balcony of the unit unless the unit parent is present. No cigarettes, water, or object may be thrown over the balconies. No towels, sheets, carpets, or any other objects can be hung over the railings. A fine will be assessed to the owner/resident of the unit for each instance those actions are noted. Exercise equipment, bicycles, grills of any kind, string lights, or any lights that modifies the exterior of the building is not allowed. Balconies should have only patio furniture. No satellites antennas drilled on

the balcony floor, walls, or rails. The balcony area should be always kept clean and clutter free. Balconies should be mopped only. Plants should be watered inside the unit.

Guests and Parking Update:

All guests going up to visit a unit are required to sign in at the Security desk with a valid ID. Guest must sign in every time at the security check point, even if they have multiple entries in the same day.



All guests parking is in the F-lot for hourly and daily paid parking. Applicable parking rates will apply.

1. QR Code displayed at the signage inside the F Lot / App OR
2. Kiosk is located to the left of the package desk in the main lobby. Kiosk will accept credit card or debit card only.

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Message From VP (cont. from page 2)

Here is how the system works:

There will be no need to display a paid ticket on the dashboard of your vehicle. Do not throw the ticket away. Keep it as proof of payment. This is an intelligent system that will charge cars once they enter the F- lot and identify vehicles that did not pay sufficiently when they exit the lot. Guests are expected to calculate the number of hours desired to park, pay for these hours in advance by QR code or kiosk, extend the hours if needed via the app/Kiosk, and leave the lot before the expires.

If guest exceeds that time on their exit

of the LOT a picture of their license will confirm they stayed longer than what paid for and in 1-2 weeks will receive in the mail a citation of \$50.00, submitted by a 3rd party company who is hired to manage the compliance of the F-lot. Failure to pay in 90 days, the citation will be sent to a collection company. **NOTE: Exceeding the pre-paid time will generate a citation from parking enforcement.**

Dogs:

All Emotional Dogs (ESA) must be in a stroller or carried on all common areas of GVP. Only Trained Service Dogs (ADA) are allowed to circulate on the grounds.

If you see a dog that does not belong to GVP in the marina area, please call security immediately. GVP is a private area and does not allow outside dogs to use our grounds. All dogs must be registered with the office. If your registered dog is no longer living with you and you plan on obtaining a new dog, you must go through the registering process with the management office. Please don't assume the new dog will be grandfathered in.

Realtors and Unit Owners:

GVP has a very strict dog policy, so we ask your cooperation in not promoting dogs in the building. We have noticed a tremendous number of dogs here and we need everyone's cooperation on this matter. Our legal team and the association will do its due diligence to analyze each case before approving them.

Concrete Garage Repair:

As most of you know the concrete construction started on Thursday, August 11th, 2022. The starting area was underneath the pool area where the vehicles had been already relocated to F-lot. We have started Phase Two on Monday August 15, 2022, at 9:00 AM- 4:00PM ET. The location for this is on the Northeast of G1 garage. This project will be an on-going project. We will keep you posted once repair starts on your location of the garage.

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