

# PARKVIEW POINT

## CONDOMINIUM

Volume 21 Issue 9

*Monthly Newsletter*

March 2023

### PARKVIEW POINT

7441 Wayne Avenue  
Miami Beach, FL 33141

#### OFFICE HOURS

**Mon. - Thurs.** 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** ..... Gabriel Takata

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



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## Sea Wall Project Update - Parking Mobilization

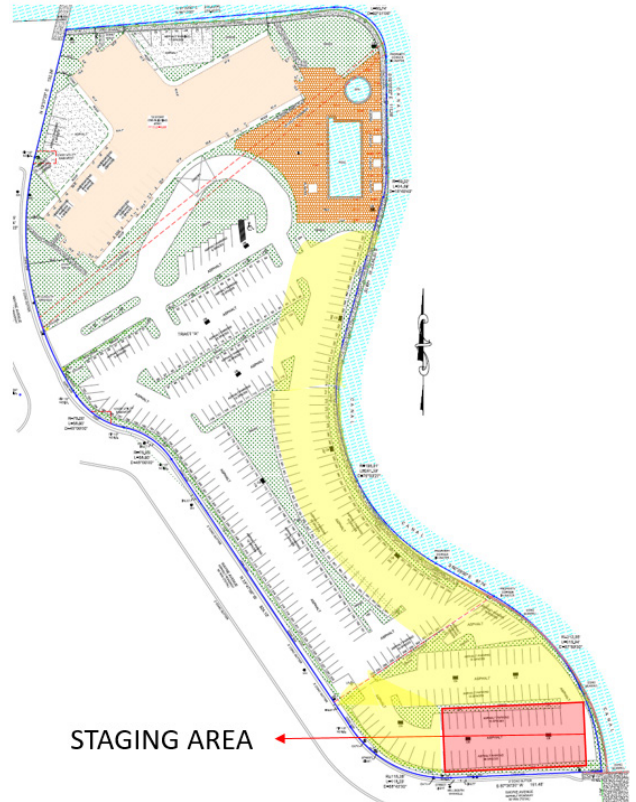
The Association has contracted Shoreline Foundation, supervised by Green Coastal Engineering, to reconstruct the Sea Wall along the parking lot and back of the building. The demolition crew is currently removing the old sea wall and installing sheet piles, followed by the carpenter crew pouring concrete for the new sea wall. As the project moves forward, the pool area will be closing soon.

Residents with second cars and assigned parking spaces in the construction area will be affected during the project; therefore, Prestige Valet provides services to affected residents with assigned parking spaces and residents with second cars. The following residents will be using valet services:

- Residents with second cars parking on unassigned spaces
- Residents parking on assigned spaces 117 through 146
- Residents parking on assigned spaces 244 through 294

#### PARKING WITH PRESTIGE VALET:

All residents parking on unassigned spaces and assigned spaces in the construction zone now use valet services. You might drop your car at the valet - in front of the building's entrance, and the attendant will receive your keys. A one-time registration will request you to provide your phone and apartment number. Once registered, you will receive a text message confirming that your vehicle has been checked in and parked. You might text back to the same number 10 minutes before departure for your car to be ready for pickup. You might also contact the front desk before departure. Prestige Valet will provide you with a blue key chain once registered with an identification number; please keep this until the service is no longer needed.



## BOARD OF DIRECTORS MEETING MINUTES

**Tuesday, December 6, 2022**

**Social Hall & Via Zoom - 7pm**

**Board Members Present:** Karmenчу Santana, Hugh Moore, Jacobo Pares, Melissa Friedman, Florindo Grillo, Stephen Boindi and Vuk Dinic.  
**Castle Group:** Gabriel Takata LCAM Property Manager

**CALL TO ORDER 7:00 P.M.**

**ESTABLISHED A QUORUM**, 7 out of 9 Board Members present - 7:06 pm.

### APPROVAL OF PRIOR MEETING MINUTES 10.12.2022 & 11.16.2022

Motion to approve meeting minutes by Stephen Boindi, 2<sup>nd</sup> by Karmenчу Santana. Meeting minutes unanimously approved 7:07 p.m.

### HOT WATER TANK REPLACEMENT –

#### RATIFICATION OF APPROVAL

The hot water tank serving 14, 15 and PH floors needed replacement as soon as possible: leak affecting unit PH-A. The following proposals were received:

**Navas** - \$16,000 New Tanks installation / \$2,500 removal of existing

**JM Boilers** - \$8,545 New Tanks installation / \$2,500-\$3,000 removal of existing

Both companies were proposing to install (2) new storage tanks with a capacity of 120-125 gallons each – a big tank as existing won't fit through the doors. As per 2018 reserves study, the tank had a remaining life of 3 years, expected to be replaced in 2021.

Motion to ratify approval of JM Boilers with the amount of \$8,545 using the reserves funds for new tanks installation by Hugh Moore, 2<sup>nd</sup> by Stephen Biondi. **Motion unanimously approved 7:11 p.m.**

### FIRE PUMP REPAIRS

The Fire Pump needs repairs in order to schedule annual inspection. The city has required to provide them with a copy of the annual fire inspection report. The work order consists in the following: Replace damaged Block heater, replace thermostat & Gasket, replace two batteries for fire pump and flush coolant system & replace heater hoses.

Received estimates for repairs:

Detroit Diesel proposal: \$6,573.41

Empire proposal: \$5,107.54 (Accepted)

Mircom: \$6,325

Motion to approve Empire with the amount of \$5,107.54 by Vuk Dinic, 2<sup>nd</sup> by Karmenчу Santana . **Motion unanimously approved 7:22 p.m.**

### CONDENSATION TANK REPAIRS

The condensation water tank is located in the trash room. The purpose of this tank is to collect water from the AC's condensation, once the tank fills up to certain level, the water gets pushed to the cooling tower pump, increasing the pressure of the water that gets back up to the cooling towers. At the moment, the motor of the tank is not working. The building is losing approximately 200 gallons of water daily. We have received the following proposals:

Navas, Repair proposal: Rebuild of Pump and motor for AC Drain-lines tank \$4,950

Navas, Replacement proposal: New Pump and Motor for AC Drain-Lines tank \$9,775

ProAir, Replacement proposal: New Pump and Motor for AC Drain-Lines tank \$3,865

Due to the year-end financials, the board will circle back on this item beginning of the coming year. Motion to table by Vuk Dinic 7:29 p.m.

### OLD EQUIPMENT REMOVAL

It was recommended by the engineering

team to remove old unused equipment located above the PH floor, minimizing the weight load of the area. The following quotes were received:

Hot Water Tank removal (blue): \$3,000 – Quoted by Fence Corp

Hot Water Tank Removal (gray) \$2,500 – Quoted by Fence Corp; \$2,745 – Quoted by JM Boilers

Exhaust old equipment: \$2,300 – Quoted by Fence Corp

Motion to approve removal of all three equipment's by Fence Corp totaling \$7,800 utilizing the reserves funds by Vuk Dinic, 2<sup>nd</sup> by Melissa Friedman. **Motion unanimously approved 7:46 p.m.**

### RESERVES FUNDING

Motion has been approved to use the reserves funding for the hot water tank replacement (\$8,545) and removal of old equipment (\$7,800) totaling \$16,345.

### ROOF PROJECT UPDATE

Management went through the presentation regarding the Roofing Project. The project has a budget for \$1.5 million. The roof contract was accepted with the amount of \$698,860, expecting Change Orders to address concrete repairs and other roof components. SCI is the awarded contractor with the supervision of the engineering team The Falcon Group. The project is expected to be completed by April 2023. Most of the roof areas have completed with the concrete repairs and SPF application (Spray Polyurethane Foam) with exception of the upper roof and area P3-6. The following Change orders have been approved:

Change Order #1 - \$42,200 Removal and Installation of 11 drains

*Continued on page 3*

**Board Meeting (cont. from page 2)**

Change Order #2 – 15,000 Additional Scuppers

Change Order #3 - \$36,062 Wood nailer and Gravel Stop

Change Order #7 - \$469,434 Concrete repairs in PH, Electrical Mechanical room and roof

Change Order #9 - \$4,717.50 PHC AC Duct removal and concrete repairs

Change Order #10 \$49,261.50 Concrete Beam repairs additional 80.11 cf.

With the change of orders, the expense totals \$1,315,535

Motion to ratify approval for Change orders 1, 2, 3, 7, 9 & 10 by Hugh Moore, 2<sup>nd</sup> by Jacobo Pares. **Motion unanimously approved 8:03 p.m.**

**SEA WALL PROJECT UPDATE**

The awarded contractor for this project is Shoreline with the contract budgeted amount of \$1,225,000 with the supervision of the engineering team Green Coastal Engineering. The materials were purchased separately totaling \$784,933.18.

The city permits for this project are expected to be approved by this month, starting the work by January 2023. The resident's parking will be affected with this project. The board is considering options to accommodate parking for residents as hiring a valet company, reaching out to the city and available parking lots around the area. All parking spaces along the Sea Wall will be affected for a few months.

**ELEVATOR'S CABIN REPLACEMENT**

The board selected Acadia Elevators as the contractor for the Elevator's Cabin replacement with a proposal amount of \$141,000, including metal panel buttons; negotiated to \$135,000. The board presented the design similar of the existing. The final proposal was provided with the amount of \$155,000; negotiated to \$150,000 or

\$146,000 (not including Corian in the service elevator) The difference in the price is due to the material used: The original proposal was quoted to 90% laminated stainless steel and 10% Corian; the existing design has a ratio of 60% remix steel and 40% Corian. Motion to approve proposal of \$150,000 (including Corian in the Service Elevator) by Vuk Dinic, 2<sup>nd</sup> by Stephen Biondi. **Motion unanimously approved 8:34 p.m.**

**FIRE ALARM PROJECT**

Manager met with different fire alarms companies to go over the scope of work. The panel is a Siemens MXLV and it's 17 years old. The parts for this panel are not in production anymore and old parts are being re-used. The cost associated with maintaining the current system has surpassed the 2022 budget, estimated budget \$4,000, actuals \$5,099.63 (R&M Fire Alarm). The board is considering replacement of this panel for a different more generic model or upgrade the Siemens system, being able to use the new parts, still recognizing the old equipment. Further investigation needs to be done to avoid additional expenses/work that might be required by the City of Miami Beach.

**COOLING TOWER**

The Association received a report from the original manufacturer addressing the components of the cooling tower that need replacement. Based on this report, the following quotes were received:

Pyke Mechanical \$252,923 – Price reduction to \$220,198

ProAir \$237,800.22

Navas \$297,500

Zevets \$243,240

A discussion was made using the bids comparison analysis. ProAir addressed more items than the rest of the competitive bids. Another factor that was considered was the timing response for each company. Motion to approve

ProAir subject to provide warranty for labor & parts by Melissa Freidman, 2<sup>nd</sup> by Stephen Biondi. **Motion unanimously approved 9:10 p.m.**

**KIDDIE POOL AREA**

During the Sea Wall Project the pool will be closed for a part of the year. This will be the time to address the kid's pool repairs or replacement. The board and management presented to the membership some options as a fountain, jungle kid's playground, decorative showers or a sculpture. Further investigation will follow to compare cost of production and maintenance plan for repair of the kid's pool in alternative with the mentioned items.

**LEGAL FEES RETAINER PROPOSAL**

The Condominium's legal representative, Becker, provided to the board a retainer fixed rate for consideration with the amount of \$2,500 monthly, subject to cancellation if it does not work for the Association. The scope of service addresses all legal service with the exception of the collection's services. No decision was made.

**CHRISTMAS PREPARATIONS**

The board partially donated the new Christmas tree, purchased by Stephen Biondi. Joanna donated the new decorations with the Hanukkah. Two proposals for palm trimming were provided to the board:

Cutters Edge (current contractor) - 50 Palms \$4,695 - \$93.9 per palm tree

East Everglades – 35 Palms \$1,925 – \$55 per palm tree

The board will circle back on January. Motion to table by Vuk Dinic.

**ADJOURNMENT**

Motion to adjourn by Vuk Dinic, 2<sup>nd</sup> motion by Hugh Moore. There being no further business to discuss, the meeting adjourned at 9:57 p.m.



# IT'S BOARD OF DIRECTORS ELECTION TIME

The election of nine (9) eligible persons to the Board of Directors will be held at the Annual Membership Meeting of Parkview Point Condominium Association, Inc. on Wednesday, April 26, 2023 at 7:00 PM.

The owners willing to be candidates have already submitted their written notice of intent.

For your information, only eligible candidates may serve on the Board. A person who has been suspended or removed by the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares and Mobile Homes (the "Division"), or who is delinquent in the payment of any assessment due to the Association, is not eligible for Board membership. A person who has been convicted of any felony in Florida or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in Florida, is not eligible for board membership unless the individual's civil rights have been restored for at least five (5) years as of the date the individual seeks election to the Board.



# ES TIEMPO DE ELECCIONES DE LA JUNTA DIRECTIVA

La elección de nueve (9) personas elegibles para la Junta Directiva se llevará a cabo en la Reunión Anual de Membresía de Parkview Point Condominium Association, Inc. el miércoles 26 de abril de 2023 a las 7:00 p. m.

Los propietarios dispuestos a ser candidatos ya han presentado su aviso de intención por escrito.

Para su información, solo los candidatos elegibles pueden formar parte de la Junta. Una persona que ha sido suspendida o destituida por el Departamento de Regulación Comercial y Profesional de Florida, División de Condominios, Tiempos Compartidos y Casas Móviles de Florida (la "División"), o que está en mora en el pago de cualquier evaluación adeudada a la Asociación, es no es elegible para ser miembro de la Junta. Una persona que haya sido condenada por cualquier delito grave en Florida o en un Tribunal de Distrito o Territorial de los Estados Unidos, o que haya sido condenada por cualquier delito en otra jurisdicción que se consideraría un delito grave si se cometiera en Florida, no es elegible para ser miembro de la junta a menos que los derechos civiles de la persona han sido restaurados durante al menos cinco (5) años a partir de la fecha en que la persona solicita la elección para la Junta.

**New Window Decals**  
 The Association will be providing the registered cars with new window decals. The decal identification will match your assigned parking space number, and it will be placed by our staff on the back windshield of your vehicle. Please send your car registration if you still need to! By April 15th, all cars should have the new decals in place.

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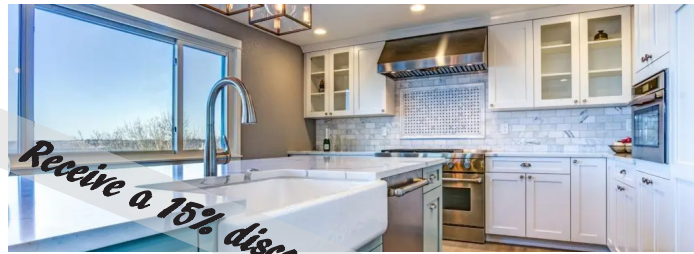
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