

# PARKVIEW POINT

## CONDOMINIUM

Volume 22 Issue 1

Monthly Newsletter

July 2023

### 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:

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**Building Office** . 305-306-2638  
**Website**.. [www.parkviewpoint.com](http://www.parkviewpoint.com)  
**E-mail**... [info@parkviewpoint.com](mailto:info@parkviewpoint.com)

#### BOARD MEMBERS

**President**..... Vuk Dinic  
**Vice President** .... Miguel Portu  
**Secretary** ..... Joanna Gonzalez  
**Treasurer** ..... Cesar Dalmau  
**Director** ... Karmenchu Santana  
**Director** ..... Stephen Biondi  
**Director** ..... Jacobo Pares  
**Director** ..... Melissa Friedman  
**Director** ..... Crisantha Miclat

**Manager** ..... Gabriel Takata  
**Admin. Asst.** ..Maria T. Combellas

# JULY

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August continues the traditional Florida summer of afternoon rains and sticky heat, but the wildlife doesn't mind and there are some stellar activities for you to see. Here are some interesting things to look for in August:

- **Birds:** First flocks of blue-winged and green-winged teal arrive to winter on Florida lakes and wetlands.
- Yellow warbler migration begins.
- **Mammals:** Two-year old black bear cubs will wean from their mothers.
- Short-tailed shrews will begin a second round of breeding for the year.
- **Reptiles:** Young sea turtles are hatching so watch where you're walking on the beach.
- **Insects:** Thousands of great southern white butterflies can be seen migrating through coastal areas.
- **Invertebrates:** Corals along the Keys spawn at the full moon.

*Agosto continúa el tradicional verano de Florida de lluvias vespertinas y calor pegajoso, pero a la vida silvestre no le importa y hay algunas actividades estelares para que las veas. Aquí hay algunas cosas interesantes para buscar en agosto:*

- **Aves:** Las primeras bandadas de cercetas de alas azules y verdes (patos de agua dulce) llegan al invierno en los lagos y humedales de Florida.
- Comienza la migración de la curruca amarilla.
- **Mamíferos:** Los cachorros de oso negro de dos años se destetarán de sus madres.
- Las musarañas de cola corta comenzarán una segunda ronda de reproducción para el año.
- **Reptiles:** Las tortugas marinas jóvenes están saliendo del cascarón, así que mira por dónde caminas en la playa.
- **Insectos:** Se pueden ver miles de grandes mariposas blancas del sur migrando a través de las zonas costeras.
- **Invertebrados:** Los corales a lo largo de los Cayos se reproducen con la luna llena

## BOARD OF DIRECTORS MEETING MINUTES

Thursday, May 4, 2023 - Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Melissa Friedman, Stephen Biondi, Joanna Gonzalez, Cesar Dalmau, Vuk Dinic, Miguel Portu, Karmencha Santana, and Crisenthia Miclat

Castle Group: Gabriel Takata LCAM Property Manager CALL TO ORDER 7:10 P.M. **Established A Quorum**, 7 out of 9 Board Members present - 7:06 pm.

**Approval Of Prior Meeting Minutes** 04.26.2023 Annual Meeting

Motion to approve meeting minutes by Vuk Dinic, 2<sup>nd</sup> by Karmencha Santana Meeting minutes unanimously approved 7:10 p.m.

### **VIOLATION NOTICE 8K - Noise nuisance**

Notice of Violation has been provided to unit 8K due to Noise Nuisance at late hours of the night. The renters do not comply with the Association's Rules and Regulations and a fine is recommended.

Motion to approve violation by Joanna Gonzalez, 2<sup>nd</sup> by Cesar Dalmau . **Motion unanimously approved 7:11p.m.**

### **GRIEVANCE COMMITTEE**

The Association needs a volunteer member to replace Miguel Portu in the grievance committee. Miguel will be member of the Board as of 04.26.2023; BOD members cannot be in the committee. Three volunteers candidates have offered to cover the third position in the committee.

4P- Esperanza Bas, 68- Eduardo Machado, 7F- Slobodan Radivojevic

Motion to select Esperanza Bas to fill the position at the grievance committee by Karmencha Santana, 2<sup>nd</sup> by Joanna Gonzalez. **Motion unanimously approved 7:11p.m.**

### **ROOF PROJECT UPDATE - Ratification of approval of Change orders #13 & #14**

The roof project is finalizing completion by the beginning of June 2023. The roof replacement has been completed and the contractors are cleaning and painting the surrounding areas of the roof. The concrete repairs have been completed with the exception of the stairwells located to the south of the building.

Change Orders #13 with the amount of \$3,782.25, and #14 with the amount of \$23,421.20 was presented to the board regarding concrete repairs excess quantities.

Motion to approve change orders #13 and #14 by Vuk Dinic, 2<sup>nd</sup> by Miguel Portu. **Motion unanimously approved 7:15 p.m.**

### **LANDSCAPING CONTRACT - East Everglades design**

Manager presented contract service with East Everglades Design with a monthly cost of \$1,860, in comparison with former landscaping company Cutters Edge with the cost of \$2,251 monthly services. The estimated savings of around \$4,000 can be used towards trimming work of all trees.

Motion to approve East Everglades Design for landscaping services by Miguel Portu, 2<sup>nd</sup> by Vuk Dinic. **Motion unanimously approved 7:32 p.m.**

### **SMART VALVE PROPOSAL**

Project Summary: Parkview Point Condo Associate pilot installation of the smart valves in Florida, for the first property to save on water/fees, upwards by 30%. Water Solutions Technology (WST) will provide and perform the installation of appropriately sized smart valves and conduct system rejuvenation after installation.

Smart valves will be commissioned and set according to optimize savings (the manufacturers recommendation to achieve the desired outcomes). All systems and standards will be adhered to according to Florida Plumbing Code.

Benefits: Water consumption savings / Reducing air bubble volume in piping system / Reducing water flow rate / Reducing effect of pressure spikes / Reduces over-delivery of water due to high pressure and lack of a flow regulators and/or pressure reducer

ESTIMATED COST \$18,041.63 - the board might borrow from reserves and pay back within a year with savings made.

Motion to approve Smart Valve project by Vuk Dinic, 2<sup>nd</sup> by Miguel Portu. **Motion unanimously approved 7:34 p.m.**

Motion to borrow funds from reserves with the amount of \$18,041.63 by Vuk Dinic, 2<sup>nd</sup> by Karmencha Santana. **Motion unanimously approved 7:35 p.m.**

### **SEA WALL PROJECT UPDATE**

The City of Miami beach contacted the Morteza Khabit, from Green Coast Engineers and Mark from Shoreline Contractors on March 17th requesting a meeting regarding the sewer line. They scheduled a meeting for March 20th. During the meeting they mentioned that they were very much concerned about the impact of the construction's vibration on the existing cast iron sewer line. The engineer proposed implementing vibration monitoring and discussed alternative design solutions for the portion adjacent to the sewer line. He also requested some time to inform Parkview Point representatives and evaluate alternatives. A follow up meeting was scheduled for April 3rd.

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

The engineering team prepared a sketch for an alternative design and sent it to Shoreline for review. After consulting with Shoreline, it was concluded that the proposed alternative is not desirable at this point, therefore the city was informed that the portion adjacent to the line will be skipped and cement bags will be installed. This project received all the approvals from the city including the public works. During the review process it was requested by the city showing the existing sewer line in our drawings and provide an alternative design for the section adjacent to the line to avoid any damage as the line is very close to the surface. As built were requested by the engineering team and city provided them. Then we implemented the as built in our drawings and provided an alternative design for that specific section as requested by the city. The city reviewed our revised drawings, approved it and issued the permit.

The board was provided with two proposals for Vibration monitoring for the sewer line and rest of the project, as the new Sea Wall gets closer to the building: Dynamic Engineering and Absolute Civil Engineering Solutions.

Motion to approve Dynamic Engineering for Vibration monitoring services by KarmenChu santana, 2<sup>nd</sup> by Joanna Gonzalez. **Motion unanimously approved 7:49 p.m.**

**POOL RENOVATION BIDS**

The board was presented with the following bids proposals:

**POOL DIAMOND BRITE PROPOSALS**

- Miami Pool Tech: \$255,787.36
- Robert's Pool: \$243,639

- Diamond Paving: \$175,000

**POOL DECK PROPOSALS - Pavers**

- Miami Pool Tech: \$139,678.87
- Robert's Pool: \$133,837.50
- Diamond Paving: \$190,000
- MiamiCrete: \$128,251
- Miami Brick: \$126,365

Motion to approve pool renovation project by Melissa Friedman, 2<sup>nd</sup> by Cesar Dalmau. **Motion unanimously approved 7:56 p.m.** The Board will meet with the contractors for pre-selection

Before proceeding, a Leak Detection must be completed to address possible leaks around the pool gutters, and further engineer investigations regarding the pool deck and pavers load.

**PARKING LOT RESURFACE BIDS**

The board was presented with the following bids proposals:

- All Paving: \$262,058
- Southern Asphalt: \$259,037.05 (Revised price) Diamond Paving: \$293,000
- Miami Crete: \$896,941

Motion to approve parking resurfacing project by KarmenChu Santana, 2<sup>nd</sup> by Miguel Portu. **Motion unanimously approved 8:25 p.m.** The Board will meet with the contractors for pre-selection

**WINDOWS REPLACEMENT**

The board was presented with the following bids proposals:

- Signature Impact Windows: \$4,626,279.35
- Shield Concepts: \$3,759,592.96 (3 - panels windows)
- ASP Superhome: \$6,152,991.90
- ASP Superhome: \$4,227,553.86 (3-panels windows)
- WindReady: \$6,613,925.65

Motion to approve windows replace-

ment project by Melissa Friedman, 2<sup>nd</sup> by KarmenChu Santana. **Motion unanimously approved 8:54 p.m.** The Board will meet with the contractors for pre-selection

**ELSS REPORT**

As the Association does not have sprinklers system, an ELSS report must be submitted and approved by the city as an alternative life safety system instead of Sprinklers system (partial sprinklers might be required). The Association currently have the smoke detection system throughout all floors and partially sprinklers in the trash and equipment room. The city requests to submit report prior 2024, otherwise the entire building must meet sprinklers compliance by 2030.

Proposal from Fire Code Pro (Joseph Gagliano) \$16,800, reduced to \$14,400  
Proposal from SLS \$12,000

Upon references, Motion has been passed to approve Fire Code Pro for an ELSS report by Vuk Dinic, 2<sup>nd</sup> by Miguel Portu. **Motion unanimously approved 9:10 p.m.**

**CABLE/ TV CONTRACT**

The bulk contract with Breezeline expires in September 2023. Manager presented to the board with two vendors for bulk service: Breezeline and Blue Stream using the Fiber technology.

Breezeline prices were lower than competitive bid. The Association will provide to the membership a questionnaire if they prefer internet only/ cable only/ or bundle service.

**ADJOURNMENT**

Motion to adjourn by Vuk Dinic, 2<sup>nd</sup> motion by Melissa Friedman. There being no further business to discuss, the meeting adjourned at 9:15 p.m.

## COOKS CORNER

### Waldorf Salad Flatbread

**Ingredients:**

- 1/3 c. mayonnaise
- 1 tbsp. olive oil
- Kosher salt & freshly ground pepper
- All-purpose flour, for work surface
- 1-pound store-bought dough
- 1/2 large or 1 small apple, cored and thinly sliced
- 1 stalk celery, thinly sliced, plus leaves for garnish
- 1/3 c. toasted walnut halves
- 1/2 c. halved red grapes (from one small bunch)
- 4 oz. Gruyère, grated (about 1 cup)

**Directions:**

**Step 1** Preheat oven to 450°F. Combine mayonnaise and oil in a bowl. Season with salt and pepper.

**Step 2** On a floured work surface, roll dough to a 12-inch circle; transfer to a baking sheet. Top with mayonnaise mixture, leaving a 1/2-inch border all around. Top with apple, celery, walnuts, grapes, and Gruyère.

**Step 3** Bake until cheese is melted and bubbling and crust is crispy, 10 to 15 minutes. Garnish with celery leaves.

## EL RINCÓN DE LA COCINA

### Pan con Ensalada Waldorf

**Ingredientes:**

- 1/3 c. mayonesa
- 1 cucharada. aceite de oliva
- Sal kosher y pimienta recién molida
- Harina todo uso, para superficie de trabajo
- 1 libra de masa comprada en la tienda
- 1/2 manzana grande o 1 pequeña, sin corazón y en rodajas finas
- 1 tallo de apio, en rodajas finas, más hojas para decorar
- 1/3 c. mitades de nueces tostadas
- 1/2 taza uvas rojas partidas a la mitad (de un racimo pequeño)
- 4 onzas. Gruyère, rallado (alrededor de 1 taza)



**Instrucciones:**

**Paso 1** Precaliente el horno a 450°F. Combine la mayonesa y el aceite en un tazón. Condimentar con sal y pimienta.

**Paso 2** En una superficie de trabajo enharinada, extienda la masa en un círculo de 12 pulgadas; transferir a una bandeja para hornear. Cubra con la mezcla de mayonesa, dejando un borde de 1/2 pulgada alrededor. Cubra con manzana, apio, nueces, uvas y Gruyère.

**Paso 3** Hornee hasta que el queso se derrita y burbujee y la corteza esté crujiente, de 10 a 15 minutos. Adorne con hojas de apio.



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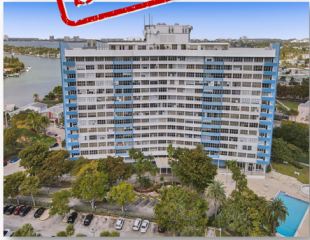
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Let's Have Some Fun!

# Back to School WORD SEARCH

Playground	Y S S C H O O L P E N C I L E
Lockers	A T J G P L N G L U N C H T D
Crayons	D E S K R P G Y U D H V C Y K
Recess	T A U N I P M M S S D P N C O
Desk	P C A S N L F U D T R B M Y E
Principal	V H S T C A B U S U E L U R G
Assembly	F E S U I Y Y Z R D C O S O Z
School	U R E D P G S O S E E C I K E
Study	O S M Y A R O T O N S K C W I
Bus	T F B R L O A M F T S E U L T
Classroom	I A L H L U C L A S S R O O M
Teachers	D R Y H P N Q S B D V S A S N
Pencil	J T T P Z D H A L L W A Y I O
Test	J B K V T Z O I E A W P E V V
Music	R I Q T E S T R C R A Y O N S
Students	
Hallway	
Lunch	
Gym	
Art	



**Why did the bat miss the school bus?**

Because he hung around for too long.



**Where should you go if you want to learn how to make ice cream?**

**Sundae school.**

## HEALTH AND WELLNESS

### AUGUST IS HAPPINESS HAPPENS MONTH!

Once upon a time, a real group called the Secret Society of Happy People decided to dedicate a day to the pursuit of happiness. Members of the society wanted to let happy feelings linger inside them every day. In 2000, the Secret Society of Happy People expanded the celebration to Happiness Happens Month in August.

Happiness is a choice. Remembering happiness does not mean you are problem free. That kind of life doesn't exist. As the Stoics of Ancient Greece observed, happiness is all about the quality of your thoughts. Happiness is not a destination, but rather a life-long pursuit. Joy can be anywhere at any time. Don't limit yourself to searching for pleasure. Enjoy everything and anything that makes you happy.

### HOW TO OBSERVE

Notice more happy moments and share them with others. Use #HappinessHappensMonth in social media correspondence. If you struggle with finding happiness, you can learn to be happy. There is plenty of helpful advice available to guide you in the right direction. Reading self-help material is an excellent place to start.

## SALUD Y BIENESTAR

### ¡AGOSTO ES EL MES EN QUE LA FELICIDAD SUCEDE!

Érase una vez, un grupo real llamado Sociedad Secreta de la Gente Feliz que decidió dedicar un día a la búsqueda de la felicidad. Los miembros de la sociedad querían dejar que los sentimientos felices persistieran dentro de ellos todos los días. En 2000, la Sociedad Secreta de la Gente Feliz amplió la celebración al Mes de la Felicidad en agosto.

La felicidad es una opción. Recordar la felicidad no significa que estés libre de problemas. Ese tipo de vida no existe. Como observaron los estoicos de la antigua Grecia, la felicidad tiene que ver con la calidad de tus pensamientos. La felicidad no es un destino, sino una búsqueda de por vida. La alegría puede estar en cualquier lugar en cualquier momento. No te limites a buscar el placer. Disfruta de todo y cualquier cosa que te haga feliz.

### CÓMO OBSERVAR

Observa más momentos felices y compártalos con los demás. Use #HappinessHappensMonth en la correspondencia de las redes sociales. Si te cuesta encontrar la felicidad, puedes aprender a ser feliz. Hay muchos consejos útiles disponibles para guiarte en la dirección correcta. Leer material de autoayuda es una excelente opción para comenzar.

# CHEERS!

## WHITE WINE VODKA LEMONADE CHILLER

Prep time- 5 mins, Total time- 5 mins, Serves: 8 servings

### Ingredients:

- 1 12oz canister of frozen lemonade concentrate, thawed
- 1 bottle dry white wine, chilled
- 1 cup vodka
- Cold club soda
- Frozen sliced lemons and blueberries for garnish (optional)



### Instructions:

- Fill a large pitcher 1/3 of the way with ice.
- Pour lemonade concentrate, white wine and vodka in and stir.
- Top with club soda (and lemon slices/blueberries if you want).
- Fill glasses with ice and pour in the yumminess.
- Garnish with more lemons and blueberries (optional). Enjoy!

**Pro tip:** You can also freeze your fruit if you are using for a garnish. If you are concerned about the melting ice, freeze some of the lemonade concentrate into cubes to mix with your regular ice.

# ¡SALUD!

## COCTEL DE VINO BLANCO, VODKA Y LIMONADA

Tiempo de preparación: 5 minutos, Tiempo total: 5 minutos,

Porciones: 8 porciones

### Ingredientes:

- 1 lata de 12 oz de concentrado de limonada congelada, descongelada
- 1 botella de vino blanco seco, frío
- 1 taza de vodka
- Refresco club soda frío
- Rodajas de limones y arándanos congelados para decorar (opcional).

### Instrucciones:

- Llene 1/3 de una jarra grande con hielo.
- Vierta el concentrado de limonada, el vino blanco y el vodka y revuelva.
- Cubra con el refresco (y rodajas de limón/arándanos, si lo desea).
- Llena los vasos con hielo y vierta esta delicia.
- Adorne con más limones y arándanos (opcional). ¡A disfrutar!

**Sugerencia:** También puede congelar su fruta si la está usando como guarnición. Si le preocupa que el hielo se derrita, congele parte del concentrado de limonada en cubos para mezclar con su hielo normal.

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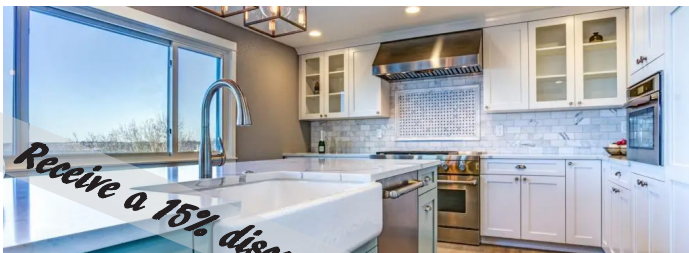
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