

PARKVIEW POINT

CONDOMINIUM

Volume 21 Issue 12

Monthly Newsletter

June 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:

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 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



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Each year hurricane season begins on June 1st and lasts 5 months, with storms typically peaking in August and September. As with every hurricane season regardless of forecast, knowing the essentials of how to prepare could truly be a life saver.

First, know your hurricane facts and understand common terms used during hurricane forecasts. Storm conditions can vary on the intensity, size and even the angle which the tropical cyclone approaches your area, so it is vital you understand what the forecasters and news reporters are telling you.

For more information on all things Hurricane checkout this link:
<https://www.stateofflorida.com/articles/hurricane-preparedness-guide/>

Cada año, la temporada de huracanes comienza el 1 de junio y dura 5 meses, y las tormentas suelen alcanzar su punto máximo en agosto y septiembre. Al igual que con todas las temporadas de huracanes, independientemente del pronóstico, conocer los elementos esenciales de cómo prepararse podría ser realmente un salvavidas.

Primero, conozca los datos sobre huracanes y comprenda los términos comunes que se usan durante los pronósticos de huracanes. Las condiciones de la tormenta pueden variar en cuanto a la intensidad, el tamaño e incluso el ángulo con el que el ciclón tropical se aproxima a su área, por lo que es vital que comprenda lo que le dicen los meteorólogos y los reporteros.

Para obtener más información sobre todo lo relacionado con los huracanes, consulta este enlace:
<https://www.stateofflorida.com/articles/hurricane-preparedness-guide/>

BOARD OF DIRECTORS ANNUAL MEETING MINUTES

Wednesday, April 26, 2023 – Social Hall & Via Zoom - 7:00 P.M.

Chairperson: Gabriel Takata LCAM
Property Manager, Castle Group

ANNUAL MEMBERSHIP MEETING

CALL TO ORDER 7:10 P.M.

Chapter 718, Florida Statutes ("Condominium Act"), required any eligible person who desired to be a candidate for the Board of Directors to provide written notice to the Association of their intent to run not less than forty (40) days prior to the scheduled election. In response to this deadline, only eight (8) candidates provided notice that they wished to run for election for the nine (9) open Director positions. Accordingly, **it will not be necessary to conduct an election at the Annual Meeting.**

The following individuals will automatically assume the eight (8) open Director positions at the Annual Meeting:

Stephen Biondi
Vuk Dinic
Melissa Friedman
Joanna Gonzalez
Crisentha Miclat
Jacobo Pares
Miguel Portu
KarmenChu Santana-Chorens

CERTIFYING QUORUM, 7 out of 9 Board Members

Board Members Present: Jacobo Pares, Melissa Friedman, Crisentha Miclat, Joanna Gonzalez, Miguel Portu, KarmenChu Santana-Chorens, and Vuk Dinic. **Board Members Absent:** Stephen Biondi

PROOF OF NOTICE OF MEETING

The First Notice of Election was mailed and electronically transmitted on February 24, 2023

The Second Notice of Annual Meeting was mailed and electronically transmitted on March 24, 2023

READING AND DISPOSAL OF UNAPPROVED MINUTES – Meeting minutes 02.15.2023

Motion to approve meeting minutes for February 15, 2023, by Vuk Dinic; 2nd motion by KarmenChu Chorens. **Meeting minutes unanimously approved 7:12 p.m.**

REPORTS OF OFFICERS

PM Gabriel Takata went over current projects update in reference to the Sea Wall, Roof Replacement, Elevators Cabin update and Cooling Tower refurbishing.

REPORT OF COMMITTEES

The Association is currently seeking a candidate volunteer to fill the open seat in the Grievance Committee. Manager will send an email blast to the unit owners seeking for volunteers.

APPOINTMENT OF OFFICER DIRECTOR

TO FILL THE OPEN SEAT

Eight (8) members out of Nine (9) applied to be a candidate of the board. The board of directors have an open seat to fill. Cesar Dalmau expressed his considerations to be appointed. Vuk Dinic asked the present membership if anyone else is interested in the position.

Having no other volunteer candidate, Vuk Dinic pass a motion to approve Cesar Dalmau to fill the open seat in the board of directors; motion was seconded by Joanna Gonzales

Motion unanimously approved 7:17 p.m.

UNFINISHED BUSINESS – N/A

NEW BUSINESS – N/A

ADJOURNMENT

Motion to adjourn by Vuk Dinic, 2nd motion by Melissa Friedman. There being no further business to discuss, the meeting adjourned at 7:21 p.m.

Board of Directors' Organizational Meeting

Chairperson: Gabriel Takata LCAM
Property Manager, Castle Group

- 1) CALL TO ORDER 7:29 P.M.
- 2) CERTIFYING OF QUORUM - 7 OUT OF 9 MEMBERS
- 3) ELECTION OF OFFICERS

President: KarmenChu Santana passed a motion to appoint Vuk Dinic as President; 2nd motion by Miguel Portu. Vuk Dinic accepted the nomination. **Motion unanimously approved 7:35 p.m.**
Vice President: Vuk Dinic passed a motion to appoint Miguel Portu as Vice-President; 2nd motion by Joanna Gonzalez. Miguel Portu accepted the nomination. **Motion unanimously approved 7:36 p.m.**

Treasurer: Joanna Gonzalez passed a motion to appoint Cesar Dalmau as Treasurer; 2nd motion by Crisentha Miclat. **Motion unanimously approved 7:37 p.m.**
Secretary: Vuk Dinic passed a motion to appoint Joanna Gonzalez as Secretary; 2nd by Crisentha Miclat. Joanna Gonzalez accepted the nomination. **Motion unanimously approved 7:38 p.m.**

BOD Officers as follow: President: Vuk Dinic; Vice President: Miguel Portu; Treasurer: Cesar Dalmau; Secretary: Joanna Gonzalez

BANK SIGNATURE CARDS & RESOLUTION

Discussion results - Bank signatures as follow: Vuk Dinic, Miguel Portu, Jacobo Pares & Melissa Friedman. Vuk Dinic passed a motion to approve signees; 2nd motion by Miguel Portu. **Motion unanimously approved 7:41 p.m.**

ADJOURNMENT

Motion to adjourn by Vuk Dinic, 2nd motion by Melissa Friedman. There being no further business to discuss, the meeting adjourned at 7:42 p.m.

CABLE- INTERNET BULK SERVICES SURVEY

Dear Parkview Point unit owners,

The cable contract will be renewed in September 2023. Breezeline has provided us with three renewal options on which the board of directors will decide.

Bulk broadband services are provided to residents at a much lower price than they would be if purchased at a traditional retail per-unit cost. Often, bulk cable, internet, and phone services cost up to 50 percent less than what a homeowner would pay for the same services individually. The Association currently offers Bulk (Cable only), as part of, and included in the maintenance fees. In order to take into consideration the community, we invite all residents to give us their feedback based on your personal preference for service. See attached to this notice Breezeline’s proposals with pricing options. Note that the three proposals are provided with Fiber to Unit, the latest technology for internet services. Help us selecting the service based on your needs!

Unit # _____ Name: _____ Date: _____

Please select one (1) option:

- Option 1: Video & Internet**
- Starting cost **\$72** monthly per unit
 - (8) years term agreement
 - 4% annual increase
 - 43% increase on annual budget (Cable Services)
 - Local + Variety + programming with HD Included
 - 200+ Channels and On-Demand Library
 - (3) wireless boxes - with Voice Remote control
 - Internet Speed: Giga Edge - 1000/600 Mbps Speed
 - One (1) modem with Two (2) Wi-Fi Yor Ways Pods

- Option 2: Video & Internet (Basic Channels)**
- Starting cost **\$46.95** monthly per unit
 - (8) years term agreement
 - 4% annual increase
 - -12% increase on annual budget (Cable Services)
 - Local + Variety + programming with HD Included
 - 80+ Channels & On-Demand Library
 - Two (2) wireless boxes - with Voice Remote control
 - Internet Speed: Select Fast - 300/300 Mbps Speed
 - One (1) modem with Two (2) Wi-Fi Yor Ways Pods

- Option 3: Internet Only**
- Starting cost **\$36.95** monthly per unit
 - (8) years term agreement
 - 4% annual increase
 - 12% decrease on annual budget (Cable Services)
 - Internet Speed: Giga Edge - 1000/600 Mbps Speed
 - One (1) modem with Two (2) Wi-Fi Yor Ways Pods

*Prices reflect cost per unit. Additional fees are incurred to the Association as taxes and surcharges.

INDIVIDUAL RATES WITHOUT BULK

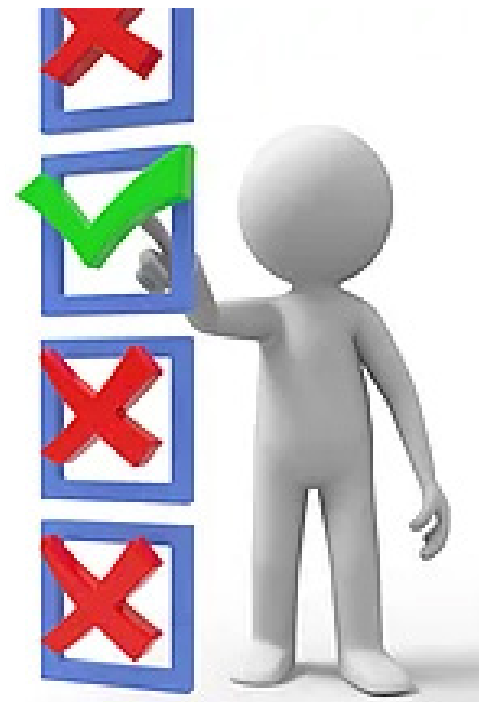
Breezeline Internet	
Select Fast (up to 300 Mbps)	\$67.99
Select UltraFast (up to 600 Mbps)	\$89.99
Select GigaFast (up to 1000 Mbps)	\$109.99
Select UltraFast Boost (up to 600 Mbps)	\$34.99
Select GigaFast Boost (up to 1000 Mbps)	\$55.99
WiFi Your Way™, Powered by Plume HomePass® (includes 1 Gateway & 1 WiFi Pod)	\$19.99

Other Monthly Fees	
WiFi Pod	\$4.99
Stream TV Box	\$4.99
Cloud DVR (150 Hours)	\$10.99
Cloud DVR Max (300 Hours)	\$19.99
Home Wire Service Plan	\$9.99

Breezeline Stream TV		Other Monthly Fees	
<small>ONLY AVAILABLE WITH SUBSCRIPTION TO INTERNET SERVICE</small>			
Locals+	\$39.99	WiFi Pod	\$4.99
Entertainment+ (requires Locals+)	\$29.99	Stream TV Box	\$4.99
Variety+ (requires Locals+)	\$74.99	Cloud DVR (150 Hours)	\$10.99
Family+ (requires Variety+)	\$12.99	Cloud DVR Max (300 Hours)	\$19.99
		Home Wire Service Plan	\$9.99

Premium Channels (requires Stream TV Box)	
Max (includes HBO channels & Max App)	\$19.99
Max App	\$15.99
Cinemax	\$9.99
Showtime	\$10.99
STARZ & STARZ ENCORE	\$9.99
MGM+	\$5.99
MoviePlex	\$1.99

Additional Premium Channels	
Sports	
NFL RedZone (per season)	\$50.00
Adult Premium Services	
Playboy	\$14.99
Playboy Español	\$14.99



Honey-Pepper Coconut Shrimp



Ingredients

1/2 cup honey
 1/4 cup granulated sugar
 1 teaspoon finely grated lemon zest plus 2 tablespoon fresh lemon juice
 1 teaspoon black pepper, divided
 3 cups all-purpose flour (about 12 3/4 ounces), divided
 1 teaspoon kosher salt
 2 large eggs, lightly beaten
 1 cup water
 2 teaspoons baking powder
 2 cups sweetened shredded coconut
 2 cups panko
 1 pound peeled and deveined tail-on raw medium shrimp
 Vegetable oil
 Mango-Habanero Aioli

Directions

Combine honey, sugar, lemon zest and juice, and 1/2 teaspoon black pepper in a medium saucepan; bring to a simmer over medium-high, stirring constantly. Simmer, stirring constantly, until sugar dissolves, about 2 minutes. Remove from heat and set aside.

Stir together 2 cups flour, salt, and remaining 1/2 teaspoon black pepper in a shallow bowl until thoroughly combined. Whisk together eggs, 1 cup water, baking powder, and remaining 1 cup flour in a separate bowl until just combined. Stir together coconut and panko in a third bowl.

Dredge 1 shrimp in salted flour mixture; shake off excess. Dip into egg batter; let excess drip off. Dredge in coconut mixture, pressing lightly to adhere. Place on a baking sheet lined with parchment paper. Repeat process using remaining shrimp. Freeze shrimp until firm, about 30 minutes.

Pour oil to a depth of 3 inches into a Dutch oven; heat over high to 325°F. Working in about 3 batches, fry shrimp in hot oil until golden brown, 3 to 4 minutes per batch. Transfer cooked shrimp to a plate lined with paper towels to drain. Let cool slightly, about 2 minutes. Drizzle with honey mixture. Serve with mango-habanero aioli.

Camarones De Coco, Miel Y Pimienta

Ingredientes

1/2 taza de miel de abeja
 1/4 taza de azúcar granulada
 1 cucharadita de ralladura de limón finamente rallada más 2 cucharadas de jugo de limón fresco
 1 cucharadita de pimienta negra, dividida
 3 tazas de harina para todo uso (alrededor de 12 3/4 onzas), cantidad dividida
 1 cucharadita de sal kosher
 2 huevos grandes, ligeramente batidos
 1 taza de agua
 2 cucharaditas de polvo de hornear
 2 tazas de coco rallado endulzado
 2 tazas de panko
 1 libra de camarones medianos crudos con cola, pelados y desvenados
 Aceite vegetal
 Alioli de mango y habanero

Instrucciones

Combine la miel, el azúcar, la ralladura y el jugo de limón y 1/2 cucharadita de pimienta negra en una cacerola mediana; llevar a fuego lento a fuego medio-alto, revolviendo constantemente. Cocine a fuego lento, revolviendo constantemente, hasta que el azúcar se disuelva, aproximadamente 2 minutos. Retirar del fuego y dejar de lado.

Mezcle 2 tazas de harina, sal y la 1/2 cucharadita restante de pimienta negra en un tazón poco profundo hasta que se mezclen bien. Batir los huevos, 1 taza de agua, el polvo de hornear y la 1 taza de harina restante en un recipiente aparte hasta que se mezclen. Mezcle el coco y el panko en un tercer tazón.

Pasa 1 camarón por la mezcla de harina salada; sacudir el exceso. Sumerja en la masa de huevo; dejar escurrir el exceso. Pasar por la mezcla de coco, presionando ligeramente para que se adhiera. Coloque en una bandeja para hornear forrada con papel pergamino. Repita el proceso con los camarones restantes. Congele los camarones hasta que estén firmes, unos 30 minutos.

Vierta el aceite a una profundidad de 3 pulgadas en una cacerola; calentar a fuego alto a 325°F. Trabajando en aproximadamente 3 tandas, fría los camarones en aceite caliente hasta que estén dorados, de 3 a 4 minutos por tanda. Transfiera los camarones cocidos a un plato cubierto con toallas de papel para que se escurran. Dejar enfriar un poco, unos 2 minutos. Rocíe con la mezcla de miel. Servir con aioli de mango y habanero.

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- V. Taporowski, Hear Again America patient

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CHEERS!

Try this refreshing summer cocktail, the **Blueberry Vodka Smash!** This pairing of sweet berries, fresh mint, simple syrup and vodka is just the thing for enjoying on the patio or deck.

Ingredients

- Fresh blueberries
- Fresh mint
- Vodka (or blueberry vodka)
- Lime juice
- Simple syrup
- Crushed ice
- 8 large mint leaves, plus more to garnish
- 1/4 cup blueberries, plus more to garnish
- 2 ounces vodka*
- 3/4 ounces lime juice, plus wedges to garnish
- 3/4 ounce simple syrup
- Crushed ice, for serving
- Soda water, for serving (optional)

**RECIPE TIPS
CHANGE IT UP**

*If you're looking for a way to use blueberry vodka, you can use it in place of the vodka for an even more intense berry flavor.

Instructions

Place the mint leaves and blueberries berries in cocktail shaker. Gently mash them to extract their flavor. Add the vodka, lime juice, simple syrup, and 4 ice cubes. Shake until cold, then pour everything into a glass. Serve with crushed ice and garnish with additional blueberries, fresh mint and lime wedges.

!SALUD!

¡Prueba este refrescante cóctel de verano, el **Blueberry Vodka Smash!** Esta combinación de bayas dulces, menta fresca, jarabe simple y vodka es ideal para disfrutar en el patio o la terraza.

Ingredientes

- Arándanos frescos
- Menta fresca
- Vodka (o vodka de arándanos)
- Jugo de lima
- Jarabe sencillo
- Hielo picado
- 8 hojas grandes de menta y más para decorar
- 1/4 taza de arándanos, y más para decorar
- 2 onzas de vodka*
- 3/4 onzas de jugo de lima, más gajos para decorar
- 3/4 onza de jarabe simple
- Hielo picado, para servir
- Agua de soda, para servir (opcional)



CONSEJOS DE RECETAS - CAMBIELO

*Si está buscando una forma de usar vodka de arándanos, puede usarlo en lugar del vodka para obtener un sabor a bayas aún más intenso.

Instrucciones

Coloque las hojas de menta y las bayas de arándanos en la coctelera. Tritúrelos suavemente para extraer su sabor. Agregue el vodka, el jugo de lima, el jarabe simple y 4 cubitos de hielo. Agite hasta que esté frío, luego vierta todo en un vaso. Sirva con hielo picado y decore con arándanos adicionales, menta fresca y gajos de lima

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Since 1992, June has been celebrated as **National Men's Health Awareness Month**. The purpose of it is simple: to heighten the awareness of preventable health problems and encourage early detection and treatment of disease among both men and boys. This month is all about encouraging the men in your life to focus on their health by eating right, exercising, and taking steps to prevent disease.

Although men do face certain health problems that are specific to their bodies (prostate cancer, for example), most health issues faced by men and women (heart disease, diabetes, etc.) are the same. Yet men are more reluctant to go to the doctor (studies show women go to the doctor twice as much as men).

We want to heighten men's awareness of preventable health problems while increasing and prolonging their quality of life. At BMH we encourage men and boys to establish partnerships with trusted medical professionals, to avoid unsafe/risky behaviors, to care for their mental as well as physical health, and to participate in regular/recommended health screenings.

For more information <https://menshealthmonth.org/>

Desde 1992, junio se ha celebrado como el Mes Nacional de Concientización sobre la Salud de los Hombres. El propósito de es simple: aumentar la conciencia sobre los problemas de salud prevenibles y fomentar la detección temprana y el tratamiento de enfermedades entre hombres y niños. Este mes se trata de animar a los hombres en su vida a concentrarse en su salud comiendo bien, haciendo ejercicio y tomando medidas para prevenir enfermedades.

Aunque los hombres enfrentan ciertos problemas de salud que son específicos de sus cuerpos (cáncer de próstata, por ejemplo), la mayoría de los problemas de salud que enfrentan hombres y mujeres (enfermedades cardíacas, diabetes, etc.) son los mismos. Sin embargo, los hombres son más rea-

cios a ir al médico (los estudios muestran que las mujeres van al médico el doble que los hombres).

Queremos aumentar la conciencia de los hombres sobre los problemas de salud prevenibles mientras aumentan y prolongan su calidad de vida. En BMH alentamos a los hombres y niños a establecer asociaciones con profesionales médicos confiables, para evitar comportamientos inseguros/riesgosos, cuidar su salud mental y física y participar en los exámenes de salud regulares/recomendados.

Para más información <https://menshealthmonth.org/>

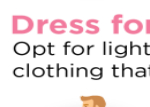
HEALTHY LIVING
Stay Cool in the Heat

With temperatures high and rising, it's important to keep cool and stay safe while enjoying the great outdoors. Follow these five simple hot weather tips:



Stay hydrated:

Drink plenty of water and avoid drinks with caffeine, alcohol, or sugar



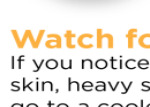
Dress for the weather:

Opt for lightweight, light-colored clothing that won't absorb the sun's heat



Stay indoors:

Avoid outdoor exercise during the hottest times of the day



Watch for heat exhaustion:

If you notice you have cool or flushed skin, heavy sweating, and/or dizziness, go to a cooler place, drink water, and rest



Use the buddy system:

Keep an eye out for others when working in hot temperatures

Source: Red Cross

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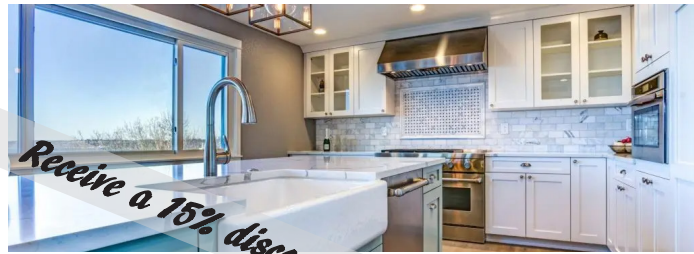
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