

# PARKVIEW POINT C O N D O M I N I U M

Volume 22 Issue 3

Monthly Newsletter

September 2023

## PARKVIEW POINT

7441 Wayne Avenue  
Miami Beach, FL 33141

### OFFICE HOURS

Mon. - Thur. . 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 ..... 305-306-2615

Building Office . 305-306-2638

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 ... Karmenhu Santana

Director ..... Stephen Biondi

Director ..... Jacobo Pares

Director ..... Melissa Friedman

Director ..... Crisentha Miclat

Manager ..... Gabriel Takata

Admin. Asst. ..Maria T. Combellas



Published monthly at no cost for  
Parkview Point by  
Coastal Group Publications, Inc.  
Contact CGP at (305) 981-3503  
or www.cgpnewsletters.com to  
advertise in one of our newsletters or to  
get a free newsletter for your property.

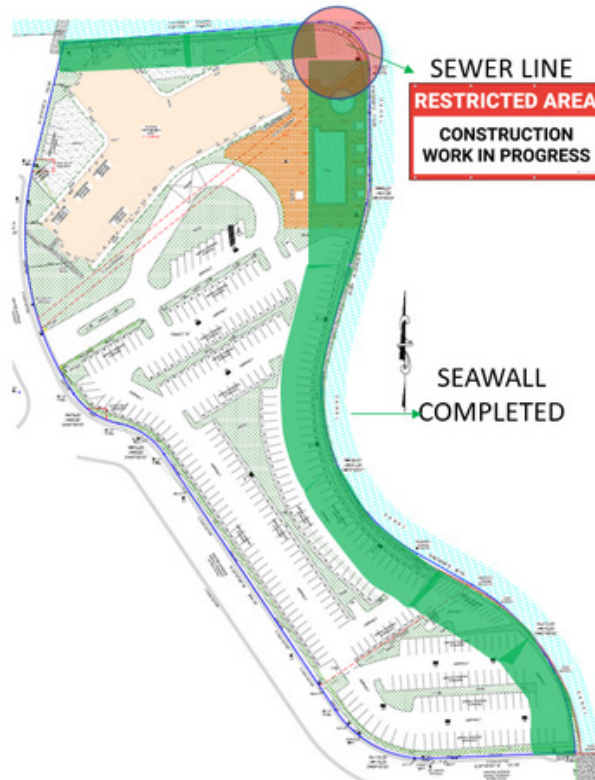
## PROJECT UPDATES

Dear Parkview Point residents,

Please see below essential updates on current projects taking place:

### SEAWALL

Parkview Point Condominium Association is completing the remaining part of the seawall, which started Monday, September 11, 2023, and is expected to be completed within two weeks. We are anticipating completion of the project this month of September.



### PARKING LOT RESTORATION

The curbs reinstallation restarted the week from September 11 through September 15. Concrete work is taking place at the building's front entrance ramp, the back of the parking lot, and the back of the building. As the project progresses, All Paving

Continued on page 2

**Project Updates** *(cont. from page 1)*

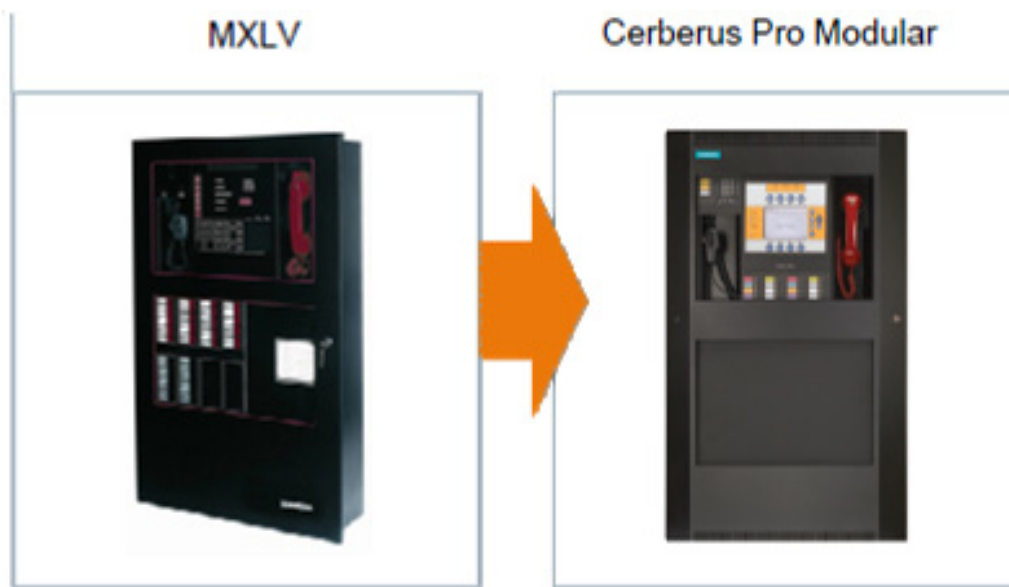
contractors will work on the drainage lines along the seawall boundaries; parking lot milling & paving will be scheduled as follows: back on the building, front entrance, and back of the parking lot.



PLEASE DO NOT PARK IN THIS AREA, STARTING MONDAY, SEPTEMBER 11

**FIRE ALARM PANEL**

The Association will work on replacing the Fire Panel and smoke detectors this coming week. The Fire Panel and devices will be upgraded to more advanced technology, minimizing the False Alarm announcements. The Association will advise when the tests of the new alarm system will be performed. We will be working on this project in September anticipating completion beginning October.



**LANDSCAPING**

The Association is working on reinstalling the irrigation system in the front of the building’s island and planting palms at the back of the parking lot, where the trees were removed due to the roots affecting the asphalt. The Board

*Continued on page 3*



**Project Updates**

*(cont. from page 2)*

of Directors will be working on restoring the landscaping throughout the building's premises.

**ACCESS CONTROL SYSTEM**

The Association is working on installing a fob system in the pool and lobby entrance. The fob system will increase the security of the building and its residents. In addition, a long-range reader antenna for vehicular access will be installed at the entrance of the parking lot; new parking decals and windshield tags will be provided to residents once the installation has been completed. We anticipate having the fob system in place at the beginning of October, on which the Association will start providing new fobs and windshield tags to the residents (two fobs and one windshield tag per apartment at no cost). Additional fobs can be purchased at the management office. Updates will follow.

We thank you for your cooperation in this year of hardship with several projects taking place. We look forward to enhancing the building's appearance for the betterment and enjoyment of our residents.

Parkview Point Condominium Association, Board of Directors, and staff appreciate your help and support.

Thank you.





PATRICKJAIMEZ PA

**Mobile (786)-277-7355**  
**patrickjaimez@gmail.com**



Hablo Español / Falo Português  
 Selling Real Estate for over 20 years!

**THINKING OF BUYING OR SELLING?**  
*I CAN HELP. I AM AT YOUR SERVICE.*  
*Get Honest Experienced Help Buying or Selling your Home.*

**TRUST the advice of a professional.**

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**



**RAYMOND JAMES**  
**of Aventura**  
**мы говорим по русски**  
**אנחנו מדברים עברית**  
**Nosotros hablamos Español**  
**מיר רעדן יידיש**  
**Falamos Portugues**



Financial & Estate Planning	Saving for College	Domestic & International
Investments & Risk Management	Insurance	Customized Solutions
Pension/Retirement	Lending Solutions	

It's been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a "scroll" down memory lane, explore our history at [RAYMONDJAMES.COM](http://RAYMONDJAMES.COM).

**CALL TO SET UP AN APPOINTMENT TODAY!**  
 18851 NE 29th Ave, Suite 407 | Aventura, FL 33180  
 Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121  
<https://www.raymondjames.com/rjamiami/aventura.asp>

Raymond James & Associates, Inc. Member New York Stock Exchange / SIPC. \*Lending Services provided by Raymond James Bank N.A. a fully chartered national bank affiliated with Raymond James & Associates, Inc. Certified Financial Planner Board of Standards Inc. owns the certification marks CFP, Certified Financial Planner and CFP in the U.S.

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

**DR. EDY A. GUERRA**  
**NEW PATIENT SPECIAL \$79**  
(D0210, D0150, D1110)

9456 HARDING AVENUE  
SURFSIDE, FL 33154  
305-866-2626

4011 WEST FLAGLER ST, SUITE 506  
MIAMI, FL 33134  
305-643-1444

[dredyaguerrads@gmail.com](mailto:dredyaguerrads@gmail.com)  
[WWW.DENTISTSURFSIDE.COM](http://WWW.DENTISTSURFSIDE.COM)

**"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford**

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP PUBLICATIONS, INC.**  
 305-981-3503 [www.cgpnewsletters.com](http://www.cgpnewsletters.com)

7441 Wayne Ave  
**PARKVIEW POINT**  
 #15B

**SOLD**

Call Now!  
 Rosa Jacquelin  
 (786) 239-1283




Video Tour:  
[www.SignatureHomesOfMiami.com](http://www.SignatureHomesOfMiami.com)

**stellar**  
 Public Adjusting Services  
 Professional Insurance Claim Representation

CALL US BEFORE YOUR  
 INSURANCE COMPANY!!

**(305) 396-9110**  
 STELLARADJUSTING.COM

CALL US TODAY  
 FOR A FREE  
 CLAIM  
 INSPECTION

**RE-OPEN OLD & DENIED CLAIMS**  
**WATER DAMAGE TO KITCHEN OR FLOORS?**  
**LEAKS FROM UNITS ABOVE?**  
**AIR CONDITIONER LEAK?**  
**SHOWER PAN LEAK?**

**GOT PROPERTY  
 DAMAGE?  
 GET HELP NOW!**

MENTION  
 THIS FLYER  
 FOR FREE  
 POLICY  
 REVIEW

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Room Board License #P17924

**DIAMOND**  **REMODELERS**  
 Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing  
 in condo &  
 apartment interiors

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelers.com](http://www.diamondremodelers.com)  
 jeff@diamondremodelers.com

**REMODELING • INSTALLATIONS**

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

**PAINTING & SERVICES UNLIMITED**

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

EST. 1980

**Receive a 15% discount on any remodeling job!**

Painting & Services Unlimited Lic. CC94BS00437  
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

**15% Off**  
 any  
 remodeling  
 job!

**10% OFF**  
 Any  
 Service

Valid With Coupon.  
 Not To Be Combined  
 With Other Offers.  
 Exp 10/31/2023

Published monthly at no cost for Parkview Point by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [www.cgpnewsletters.com](http://www.cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.