

PARKVIEW POINT CONDOMINIUM

Volume 22 Issue 5

Monthly Newsletter

November 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

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Director Stephen Biondi

Director Jacobo Pares

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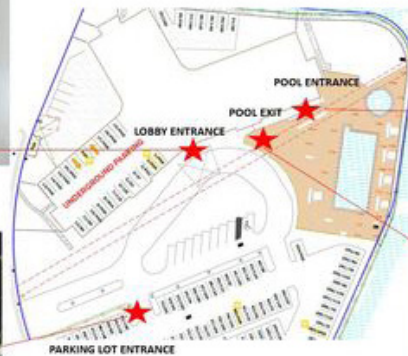


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Access Control System

Dear Parkview Point residents,

The access control system has been installed in the pool access gates, lobby entrance, and parking lot entrance. The management office will start providing the new fobs to the residents, along with new car transponders and window decals.



FOBS

Each unit has an allowance for two (2) new fobs; additional fobs might be purchased for \$25 each at the management office. For unit owners renting their apartments, please send us an email authorization to provide the fobs to your renters. The Association has also installed a new intercom for non-residents to allow access through the front entrance lobby. The intercom will notify the front desk to allow access.

Continued on page 2

El sistema de control de acceso

El sistema de control de acceso se ha instalado en las puertas de acceso a la piscina, entrada al lobby y entrada al estacionamiento. La oficina de administración comenzará a proporcionar nuevas llaves electrónicas (fobs) a los residentes, junto con nuevos controles (transponders) para automóviles y calcomanías para ventanas.

FOBS

Cada unidad tiene una asignación para dos (2) llaves electrónicas; se pueden comprar llaves electrónicas adicionales por \$25 cada una en la oficina de administración. Los propietarios de unidades en alquiler, deben enviarnos una autorización por correo electrónico para proporcionar las llaves electrónicas a sus inquilinos. La Asociación también ha instalado un nuevo intercomunicador para permitir el acceso a no-residentes al vestíbulo (lobby) de entrada principal. El intercomunicador sirve

Pasa a la página 2

Access Control System (cont. from page 1)

The fobs will be used for access to the lobby entrance and pool. The system will be fully operational by November 30th, allowing us some time so all residents can retrieve their new fobs.

Vehicle Transponders And Window Decals

The Association has installed a new tag reader antenna that will work through a windshield tag (transponder) attached to the passenger seat's windshield top right corner, which will open the gate arm automatically once the car is near the gate arm. Once installed, the transponder cannot be removed. Along with the transponder, the Association will provide new window decals to be placed on the back windshield. The window decal number will match your assigned parking space number. In the case of second cars, this number will show the same as your assigned space.

El sistema de control de acceso (viene de la pagina 1)

para avisar a recepción y la persona en recepción permitirá el acceso.

Las llaves electrónicas se utilizarán para acceder al vestíbulo (lobby) y a la piscina. El sistema estará en pleno funcionamiento el 30 de noviembre, lo que nos permitirá algo de tiempo para que todos los residentes puedan solicitar sus nuevas llaves electrónicas.

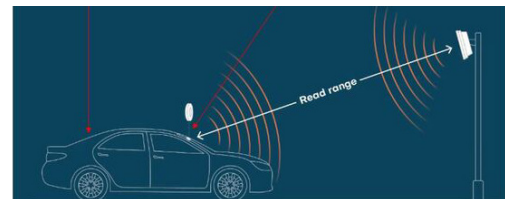
Transponders De Vehículos Y Calcomanías (Decal) Para Ventanas

La Asociación ha instalado una nueva antena lectora de rótulos que funcionará a través de un rótulo (transponder) en el parabrisas adherido a la esquina su-

WINDOW DECAL



TRANSPONDERS



Parkview Point valet staff will place the transponders and window decals once the car registration has been provided to us. The system will be fully operational once the parking lot resurfacing has been completed. We are anticipating completion by December 2023.

In order to receive your new transponder and windshield tag, please pass by the management office with a copy of your car registration. We will register you, and our valet staff will accompany you to put it in place.

perior derecha del parabrisas del asiento del pasajero, que abrirá el brazo de la puerta automáticamente una vez que el automóvil esté cerca del brazo de la puerta. Una vez instalado, el transponder no se puede quitar. Junto con el transponder, la Asociación proporcionará nuevas calcomanías para las ventanas que se colocarán en el parabrisas trasero. El número de la calcomanía de la ventana coincidirá con el número de su espacio de estacionamiento asignado. En el caso de segundos autos, este número mostrará el mismo que su espacio asignado.

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El personal de valet de Parkview Point colocará los transponders y las calcomanías en las ventanas una vez que se nos haya proporcionado el registro del automóvil. El sistema estará en pleno funcionamiento una vez que se haya completado la repavimentación del estacionamiento. Anticipamos su finalización para diciembre de 2023.

Para recibir su nuevo transponder y calcomanía, pase por la oficina de administración con una copia del registro de su automóvil. Lo registraremos y nuestro personal de valet lo acompañará para colocarlo.

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, August 22, 2023
Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Vuk Dinic, Miguel Portu, Karmenchu Santana, Jacobo Pares, Joanna Gonzalez, Melissa Friedman, and Crisenthia Mclat. **Castle Group:** Gabriel Takata LCAM Property Manager

CALL TO ORDER 7:08 P.M.

ESTABLISHED A QUORUM, 7 out of 9 Board Members present - 7:08 pm.

APPROVAL OF PRIOR MEETING MINUTES 07.13.2023

Motion to approve meeting minutes by Vuk Dinic, 2nd by Karmenchu Santana.

Meeting minutes unanimously approved 7:09 p.m.

WINDOWS REPLACEMENT – Bids discussion and presentation.

The following bids had been collected for the windows replacement project.

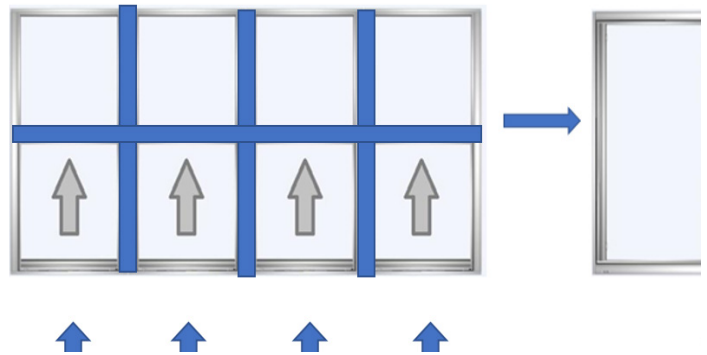
- Signature Impact Windows \$4,857,851.88 (Existing single hung windows)
- General Impact Glass \$2,333,451.23 (2-Panels Windows) Presentation by contractor
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- Infinite Windows \$2,882,987 (2-Panels Windows)
- ASP Superhome \$6,152,991.90 (Existing single hung windows)
- ASP Superhome \$4,227,553.86 (2-Panels Windows)
- Wind Ready \$6,613,925.65 (Existing single hung windows)

Presentation by General Impact Windows to the membership: Windows samples was presented to the membership by the manufacturer. The considered proposal was for horizontal rollers, instead of existing single hung windows. The following points were discussed:

- Glass Thickness 9/16 or 7/16, depending on the wind pressure report.
- Hurricane Impact approved and certified contractor
- Lower cost in comparison with other bids due to dealing directly with the manufacturer located in Miami.
- Glass Specification/ color
- Frame: Kynard 2604/2605 vs anodize aluminum.
- Reduced cost by changing existing single hung

windows to horizontal rollers: less maintenance, less materials, less hardware, easier installation (2 panels instead of 4), improve aesthetics & modern look.

EXISTING WINDOWS VS HORIZONTAL WINDC



Motion to approve Windows Replacement Project to move forward subject to contractor’s selection Joanna Gonzalez, 2nd by Karmenchu Santana. **Motion unanimously approved 8:20 p.m.**

Continued on page 4



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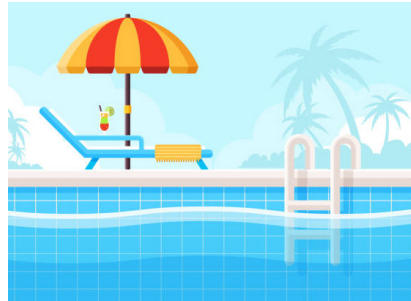
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August 22 Board Meeting (cont. from page 3)

POOL RENOVATION – Bids and discussion, pool deck engineer report.

Dynamic Earth, LLC (Dynamic Earth) has completed subsurface investigation and evaluation for the proposed pool deck improvements for the existing Parkview Point Condominium at 7441 Wayne Avenue in the City of Miami Beach, Miami-Dade County, Florida.



Based on the subsurface conditions encountered, relatively loose to very loose upper coastal plain deposits were encountered to depths up to 13 feet below the top of the existing pool deck and would not be suitable to support typical building loads. However, for relatively light floor loads, such as pedestrian traffic anticipated for the pool deck, a paver stone system would be feasible if placed over the existing pool deck concrete slab, provided the slab can remain and its condition is evaluated by a structural engineer.

The soil borings were completed in the presence of a Dynamic Earth representative who performed field tests, documented visual classifications, and collected representative samples of the subsurface strata encountered. Boring locations were identified in the field by a Dynamic Earth personnel using GPS techniques prior to mobilization of the drilling equipment. Prior to drilling the borings, a ground penetrating radar (GPR) was performed at each boring location in an attempt to identify potential subsurface anomalies or steel reinforcement within the existing pool deck to adjust boring locations.

Existing Conditions:

Based on the observations at the time of our field investigation the existing pool deck surface consisted of an approximate 5.5-inch concrete slab. According to information available from online mapping resources, the existing pool deck is approximately

16,100 square feet. The pool deck is relatively flat with site grades between approximate elevations of El. +3 feet to El. +4 feet, referenced to the North American Vertical Datum of 1988 (NAVD 88).

Based on our experience with similar types of relatively lightly loaded amenity features, we presumed floor loading information up to 100 pounds per square foot, which considers foot traffic and occasional lightly loaded

The recommendations presented herein are sufficient to support the initial design and planning phase. These recommendations are contingent on the assumption that Dynamic Earth will remain involved in the final design process and that Dynamic Earth will be engaged to conduct the necessary construction phase geotechnical testing and inspection to ensure these recommendations are properly implemented.

Due to current conditions and maintenance expenses, a motion has been made remove the kiddie pool by Vuk Dick , 2nd by Crisenthia Miclat.

In favor: 6 board members

Not in favor: Karmenchu Santana

Motion approved 9:03 p.m.

Pool revised Resurface Bids presented for the main pool:

- Diamond Contractors \$148,500
- E&J Quality Pool \$158,597
- Miami Pool Tech \$197,177.25

Continued on page 5



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August 22 Board Meeting (cont. from page 4)

Based on meetings with the contractors and revised bids, a motion has been made to approve Diamond Contractors for the pool resurfacing by Miguel Portu, 2nd by Vuk Dinic. **Motion unanimously approved 9:05 p.m.**

PARKING LOT RESURFACE – Project Commencement

The Association will start with the parking lot resurfacing project as we complete the Seawall. All Paving Contractors will commence with the curving around the parking lot; minimum mobilization is required.



Curb (Type D); Saw-cut and remove existing curbing where necessary; Trench and excavate 86 CU YDS of existing material.; Form and pour Type D 18" x 6" curbing using 3000 psi concrete; Hand-finish curb edges strip forms and clean once concrete cures

Once the curving installation is completed, the resurfacing will first commence in the back of the building and move to the front parking lot. Updates will follow as the project moves forward.

SMART VALVE – Project commencement.

The Association has approved the Smart Valve installation with the amount of \$18,041.63 borrowed from reserves to produce water savings by reducing air bubbles volume, reducing water flow and pressure spikes. The project will be scheduled these coming weeks for completion. No Motions.

FIRE ALARM PROJECT COMMENCEMENT

The Association has contracted Empire Fire Safety to upgrade existing siemens panel for the most advance technology Cerberus Pro Modular with the cost of \$121,100

(\$66,100 Fire Panel) and (\$55,000 smoke detectors); The project budget is \$160,000. The new equipment is compatible with the existing one, all wiring will be re-used to connect the new smoke detectors. The project will commence this coming week and anticipating completion by October 2023. No motions.

COOLING TOWERS REFURBISHING – Project Update

The Cooling Towers project is finalizing, pending items: Balancing Valves and VFD Drives. The Association is anticipating completion this coming week. No Motions.

SEAWALL – Project Update

The project is almost completed with exception of the seawall portion part due to the city’s sewer pipe that is running under the deck. As per vibration monitoring, the accepted threshold was 17 feet in both directions from the sewer line.

Proposed Change Order (Sewer Line) \$146,623.82 negotiated to \$130,000 presented below:

Pursuant to your request, Shoreline Foundation, Inc. (SFI) offers the following cost proposal for your consideration, related to the installation of Steel Sheet Pile (SSP) at the existing sewer line located at Parkview Point Condominium. The proposal is based on the single

Continued on page 6





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August 22 Board Meeting (cont. from page 5)

page drawing prepared by Green Coastal Engineering, dated 6/6/2023, received via email on July 31, 2023. The cost for this proposal is **\$146,623.82**:

1. Mobilization of land-based equipment. SFI shall utilize an excavator to install the proposed sheeting above/around the sewer line.
2. Selected demolition (saw cut and chipping) of a portion of the NEW seawall cap, where said cap was terminated to the North & South of the existing sewer line. This is to expose the previously installed SSP interlocks to connect the new SSP.
3. Furnish up to seven (7) pairs of new ZZ-14-770 SSP (12' and 9' long sheets) per the latest design. New SSP will be coated both sides full length.
4. Furnish & install a fabricated specialty SSP corner that will allow the new SSP to connect to previously installed SSP, whereby closing the gap between the two walls.
5. Furnish & install a fabricated double C-Channel Waler Beam system, installed around the curved section of wall, at the new SSP.
6. Excavation for six (6) new tie rods.

7. Furnish & install six (6) new 1" x 20' steel tie back rods.
8. Furnish & install two (2) prefabricated concrete tie back deadman, each measuring: 6' x 4' x 2'. Each deadman will have a 1.5" (+/-) diameter PVC sleeve to allow the 1" diameter tie back rods to pass-through.
9. Backfill tie rods, after installation, with previously excavated dirt material.

Motion to ratify approval of Change Order #2 with a cost of \$130,000 proposed by Shoreline Foundation contractors by Vuk Dinic, 2nd by Karmenchu Santana. **Motion unanimously approved 9:29 p.m.**

ELEVATORS CABIN REPLACEMENT – Project Commencement

Passenger Elevator #1st will start on September 18, approximately 4-5 weeks per elevator. No motions.

ADJOURNMENT

Motion to adjourn by Vuk Dinic, 2nd motion by Miguel Portu

There being no further business to discuss, the meeting adjourned at 9:40 p.m.

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BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 19, 2023
Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Stephen Biondi, Karmenhu Santana, Jacobo Pares, Joanna Gonzalez, Melissa Friedman.
Castle Group: Gabriel Takata LCAM Property Manager

CALL TO ORDER 7:08 P.M.

ESTABLISHED A QUORUM, 5 out of 9 Board Members present - 7:08 pm.

APPROVAL OF PRIOR MEETING MINUTES 08.22.2023 - Tabled.

**WINDOWS REPLACEMENT –
Presentation by Infinite Windows**

Infinite Windows proposal: \$2,882,987. Infinite Windows brought samples and the following items were presented and discussed:

- Window's Frame by ES Windows – Colombia manufacturer
- Fabrication of windows takes about 12 weeks for production.
- Contractor to provide references for similar projects / retrofit buildings.
- Installation by Infinite Windows, Certified Installer.
- Thickness of the glass depends on the wind pressure calculation: 7/16 and 9/16 proposed.
- Proposed frame color White AAMA 2604 – 10 yrs. warranty
- Proposed gray glass; Blue Glass might add additional cost.
- Contractor to provide proposal for AAMA 2605 white and UV protection glass
- Proposed for horizontal rollers instead of single hung which is more expensive.

The following bids had been collected for the windows replacement project.

- Signature Impact Windows \$4,857,851.88 (Existing single hung windows)
- General Impact Glass \$2,333,451.23 (2-Panels Windows) Presentation by contractor
- General Impact Window \$3,521,451.23 (Existing single hung windows)
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- ASP Superhome \$6,152,991.90 (Existing single hung windows)

- ASP Superhome \$4,227,553.86 (2-Panels Windows)
- Wind Ready \$6,613,925.65 (Existing single hung windows)

ACCESS CONTROL SYSTEM –

Fobs system integration

The Access Control System project is finalizing. All unit owners will receive two (2) fobs at no cost and new transponder and window decal for their cars. The access points for the fob use are the pool entrance and exit, and lobby entrance, in addition to the new antenna for the car's transponders.

A motion has been passed to set up price for additional fobs at a cost of \$25 each by Stephen Biondi, 2nd motion by Joanna Gonzalez. **Motion unanimously approved 8:50 p.m.**

PARKING LOT RESURFACE – Mobilization plan.

All Paving Contractors have completed the curving around the parking lot. Manager presented the mobilization plan divided in 4 phases of mobilization; starting with the front of the building to proceed with the milling and paving. Residents will not have assigned spaces until the completion of the project. The first two phases affect the building's entrance, therefore, residents will enter through the back of the parking lot, where prestige Valet will be posted for assistance, redirecting the residents to available spaces in the parking lot. Residents will receive a weekly update as the project moves forwards. No motions.

ADJOURNMENT

Motion to adjourn by Stephen Biondi, 2nd motion by Jacobo Pares

There being no further business to discuss, the meeting adjourned at 8:58 p.m.

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GETTIN' FIGGY WITH IT

National Fig Week is November 1-7. It is a great time to enjoy the taste of figs. Many people are not familiar with this sweet fruit. The easiest way to use figs in recipes is to use dried figs, easily found at your local grocer year round. To help you enjoy them, we've compiled some delicious and easy recipes.



Poached Figs: Wash one pound of dried figs. Place the figs in a medium saucepan and cover with cold water. Add two tablespoons lemon juice and stew the figs, covered, until they are soft. Drain the juice from the figs and remove the figs from the pan. Return the juice to the saucepan and simmer with about one cup of sugar until thick. Add back in the figs and stir. Let cool. Add one tablespoon dry sherry. Chill and serve with ice cream.

Thai Chicken Salad With Figs: To make the dressing, mix together 6 tablespoons fresh lime juice, 1/4 cup honey, 3 teaspoon light soy sauce, 1/4 teaspoon crushed red pepper flakes, and 2 teaspoons minced fresh gingerroot. Add 2 cups shredded cooked chicken and 1 cup dried figs, with stems removed and cut into eighths. Add 2 sliced green onions and 1/4 cup chopped fresh mint. Toss to coat evenly. Cover and refrigerate for one hour, stirring occasionally. To serve, add to the mixture one chopped cucumber and 1/2 small cantaloupe, cut into small pieces. Line plates with salad greens and arrange mixture in center.

Gorgonzola-Stuffed Figs: In a medium saucepan, combine 8 ounces dried figs with one cup sugar and one cup water. Heat to boiling and remove from heat. Cover figs and let stand until plumped and cool. Snip deep crosses into each and spread out until almost flat. Blend 12 ounces of soft cream cheese with 4 ounces of Gorgonzola or blue cheese. Fill center of figs with cheese mixture. Top each with one pecan half. Chill and serve cold.

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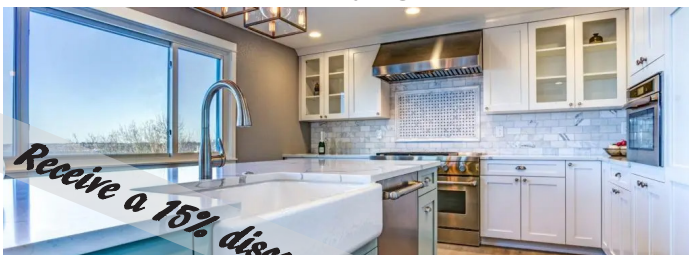
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