



# PARKVIEW POINT

CONDOMINIUM

Volume 22 Issue 6

*Monthly Newsletter*

December 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

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**Director** ..... Jacobo Pares  
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**Admin. Asst.** ..Maria T. Combellas



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## Board Of Directors Meeting Minutes

Wednesday, October 25, 2023 – Social Hall & Via Zoom - 6:00 P.M.

**Board Members Present:** Stephen Biondi, KarmenChu Santana, Jacobo Pares, Joanna Gonzalez, Miguel Portu, Vuk Dinic, Melissa Friedman

**Castle Group:** Gabriel Takata LCAM Property Manager

**CALL TO ORDER 6:08 P.M.**

**ESTABLISHED A QUORUM, 7 out of 9 Board Members present - 6:08 pm.**

**APPROVAL OF PRIOR MEETING MINUTES 08.22.2023 & 09.19.2023**

Motion to approve meeting minutes by Miguel Portu, 2<sup>nd</sup> motion by KarmenChu Santana. **Motion unanimously approved 6:09 p.m.**

**SMART VALVE – Project completion**

The smart valve has been installed, and the project has been completed. We will be monitoring the water expenses.

Project Cost: \$18,041.63 from reserves - Installation: October 21, 2023

**ROOF REPLACEMENT PROJECT UPDATE – Ratification of Change Order #16 (NE Stairs Concrete Repairs)**

SCI contractors were addressing concrete repairs in the NE stairs; however, the top roof beam was compromised. Upon engineering inspection, demolition and a new concrete slab was needed.

Proposed Change Order #16 by SCI for concrete repairs and application of the roofing system pertaining to NE stairs concrete slab and adjacent with the amount of \$93,896. The Change Order includes the following: Mobilization, shoring, tie beam & parapet, NE stairs roof slab, demolition and painting.

Motion to ratify approval of Change Order #16 with the amount of \$93,896 by Miguel Portu, 2<sup>nd</sup> motion by Vuk Dinic. **Motion unanimously approved 6:19 p.m.**

**SEAWALL PROJECT UPDATE – Ratification of Change Order seawall drainages by All Paving.**

The Seawall project has been completed. Proposed Change order to address the seawall drainages connection by:

- Shoreline Foundation: \$240,830
- All Paving: \$78,400 (Accepted)

Motion to ratify approval of Change Order with the amount of \$78,400 for the

*Continued on page 2*

**Board Meeting (cont. from page 1)**

seawall drainage by Vuk Dinic, 2<sup>nd</sup> motion by Stephen Biondi. **Motion unanimously approved 6:23 p.m.**

Seawall Project Cost tracking:

- Contract amount: \$1,225,000 (Shoreline Foundation)
- Change Order #2: \$130,000 (Shoreline – Sewer Line)
- Seawall Drainages: \$78,400 (All Paving)
- Materials: \$784,933.18 (JD Fields – Sheet Piles )

TOTAL: \$2,218,333.18

(- \$2,143.25 – Broken Balcony Glass - 10F reimbursement )

Budgeted amount for the project: \$2,500,000

**FIRE ALARM PROJECT UPDATE & COST TRACKING – Ratification of Change Orders**

The fire panel upgrade project is finalizing. Due to trouble shooting and additional work and services, the following work was performed:

Fire Alarm Project cost tracking:

- Contract Amount \$121,100.00 Fire Panel and Smoke Detectors Upgrade
- Fire Watch USP Security \$6,400.00 Fire Watch (City requirement)
- Change Order #1 \$2,550.00 T r o u b l e Shooting - Accepted
- Change Order #2 \$1,555.00 T r o u b l e Shooting - Accepted
- Change Order #3 \$9,300.00 Stairs strobe lights replacement for speakers and troubleshooting
- Access Control Relay \$9,325.00 R e l a y

- Communication with Access Control System
- Change Order #4 \$2,170.00 Trouble Shooting
- Radio Installation \$1,320.00 DBA Compliance

Total \$153,720.00

Budgeted amount: \$160,000

Motion to ratify approval for Change Orders totaling \$32,620 by Vuk Dinic, 2<sup>nd</sup> by Melissa Friedman. **Motion unanimously approved 6:34 p.m.**

**ACCESS CONTROL PROJECT COMPLETION – Proposed additional work.**

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.

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, an email authorization is needed to provide the fobs to their 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.

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 to retrieve their new fobs.

The Association has also 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 the assigned parking space number.

Contractor: Smartsys / Project

*Continued on page 3*

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

estimated cost: \$21,632.74 / Actual Cost: \$22,517.13

Additional work:

- Proposal #1 for a mini-PC dedicated to access control server with the amount of \$813.93.
- Proposal #2 to install exit vehicle detectors for exit arm gate \$1,841.86.

Motion to approve proposal #1 with the amount of \$813.93 and proposal #2 with the amount of \$1,841.86 by Vuk Dinic, 2<sup>nd</sup> by Karmenchu Santana. **Motion unanimously approved 6:38 p.m.**

**RULES & REGULATION VIOLATIONS – Unauthorized move out and noise nuisance**

Unauthorized Move out: renters in apartment 5R moved out over the weekend, ignoring the instructions from our team.

As per Condo Rules and Regulations, section XII. Freight Elevator – Moving and Deliveries

*“Move-ins and move-outs shall be between the hours of 9:00 a.m. to 5:00 p.m., (No Saturdays, Sundays, or holidays). The freight elevator must be reserved through the Association Office; and a fee will be charged”*

Noise Nuisance: Renters in apartment 8K were playing loud music at late hours of the night. Front desk was notified around 12:20 a.m. on Sunday, October 15, 2023. Security team confirmed the noise disturbance was coming from apartment 8K. The residents did not lower/turned off the music as instructed, and code compliance was contacted. Police was at the property at 1:20 a.m.

As per Condo Rules and Regulations, section VII, item 3:

*“Residents shall exercise proper care to minimize noise in connection with the use of musical instruments, radios, television sets, amplifiers, or other loudspeakers, so as not to disturb the residents of other units. None of the above will be allowed to be operated or played in any unit between the hours of 11:00 p.m. and 8:00 a.m. if the same shall disturb or annoy other residents”*

Motion to approve violations by Miguel Portu, 2<sup>nd</sup> by Vuk Dinic. **Motion unanimously approved 6:40 p.m.**

**PROPOSED BUDGET 2024 MEETING DATE**

Proposed meeting date for Thursday, November 30 at 7:00 p.m. approved by the board members.

Financial Report provided by Dorothy Baier as of September 2023:

- Operating Account \$486,992.20
- Operating - Square Dep \$19,815.28
- Money Market-Oper: \$100,617.91

- Security Deposits \$81,775.00
- Due (to)/from Reserves (41,561.04)
- Due to SPA (426,928.70)
- Reserves -2023 CD account: \$400,000.00.

**WINDOWS REPLACEMENT – Bids analysis**

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) – increased to \$2,683,245.20
- General Impact Window \$3,521,451.23 (Existing single hung windows)
- Care Construction \$4,291,000 (Existing single hung windows)
- Shield Concepts \$3,759,592.96 (2-Panels Windows)
- Infinite Windows \$2,882,987 (2-Panels Windows) – increased to \$3169,033.57
- 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)

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**Board Meeting (cont. from page 3)**

The board members discussed considerations regarding windows frame color and glass specs:

**Windows & Doors Color Frame: What are the options?**

**Option 1 KYNAR - Powder Coating.**

- AAMA 2604 powder coatings are formulated with super durable or modified polyester resins. This finish provides good color and gloss retention for approximately five years of exposure.
- AAMA 2605 is the high-performance exterior specification. These finishes are resistant to moisture, weathering, ozone and UV radiation. An application for this finish would include architectural projects that require long term cosmetic & functional protection (approx. 10 yrs.)

The major differences between the AAMA 2604 and AAMA 2605 specifications are largely related to weathering exposure duration and corrosion resistance. AAMA 2604 is written for coatings that will see acceptable degradation over a five-year period whereas AAMA 2605 extends this to ten years. (AAMA: “American Architectural Manufacturers Association”)

**Option 2 Anodized paint - Depend on thickness. Limited color selection**

Anodizing process is an electrochemical procedure that creates a protective aluminum oxide coating on the aluminum surface. A lifetime of such a protective finish varies depending on how thick is the anodic coating. A great advantage of the anodized coating is that it is an integral part of the base metal and therefore it does not peel or flake. The thicker the anodic coating is, the more durable and more long-lasting it is.

Anodizing produces a rich lustrous metallic appearance effect; it is translucent, and the base metal is visible underneath.

Anodized aluminum profiles are not afraid of sunlight, unlike painted aluminum finish which will fade with years as a result of exposure to UV rays. Anodic coating is very thin compared to powder-painted one.

Powder coatings are some of the best

organic finishes (paints) on the market. However, they cannot withstand the same abuse as inorganic finishes, such as plating or anodizing. Inorganic finishes have superior hardness and scratch resistance properties when compared to organic finishes.

**Glass Specifications: Solarban 60**

Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), Solarban® 60 glass offers an exterior appearance similar to clear, uncoated glass. With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, Solarban® 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value. Aesthetic Options Solarban® 60 glass can be coated on Starphire® glass and paired with Starphire® glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro’s wide range of tinted glasses. It also can be combined in an IGU with any Vitro tinted glass, Solarcool® reflective glass or Vistacool® subtly reflective, color-enhanced glass

With its ability to block 62 percent of solar energy while allowing 70 percent of visible light to pass through, Solarban® 60 glass can help you provide year-round

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**Board Meeting (cont. from page 4)**

comfort with heating and cooling cost savings.

**Low E Coatings Block Radiation**

Radiation from the sun, in the form of infrared light, can shine through a window and heat up the objects inside a room. Glass alone will not reduce the effects of radiant heat transfer, but low emissivity (Low E) coatings can.

Low E coatings are microscopically thin metal coatings added to the surface of window glass. They are designed to reflect radiant heat, which reduces heat gain in the summer and heat loss in the winter. Low E coatings can also block ultraviolet light (UV) produced by the sun. UV radiation can cause flooring, furniture, and other indoor objects to fade and deteriorate.

**Impact-Resistant Glass**

Impact-resistant glass, sometimes referred to as impact glass or hurricane glass, is stronger than standard safety glass. Impact-resistant glass is laminated but made with a thicker plastic inner layer and may contain thicker panes as well. Some impact-resisting glass units are assembled with both laminated and tempered glass. It holds together amazingly well, especially when installed in a thick aluminum frame.

**Glass Thickness**

Window pressures measure the wind speed the window can withstand, glass thickness will depend on the measurements. The most popular glass thickness measurements are 5/16, 7/16 glass and 9/16 (Think: ‘9/16th of an inch’). The 9/16 glass thickness is typically used for doors, building’s corners, top and bottom floors.

Other benefit is the noise reduction features this thick glass can provide. This can range on manufacturer, window size and with glass thickness.

The board members are considering passing membership vote for the windows frame to be KYNAR - Powder Coating AAMA 2605 White Color, tentative blue color glass. Pending on the color of the glass and specs based on price to be provided for the contractors. Final contractors in consideration to be selected: General Impact Windows and Infinite Windows.

**PARKING LOT PROJECT UPDATE**

All Paving contractors are moving forward with phase 4 of the project. The board have received concerns from the membership regarding the quality of the work; therefore a professional engineering company has submitted proposal with the amount of \$6,200 to monitor the pavement and quality of the work.

Motion to approve Federal Engineering Testing proposal with the amount of \$6,200 to monitor and provide report of the paving work by Vuk Dinic, 2<sup>nd</sup> by Miguel Portu. **Motion unanimously approved 8:37 p.m.**

**ADJOURNMENT**

Motion to adjourn by Stephen Biondi, 2<sup>nd</sup> motion by Karmenchu Santana

There being no further business to discuss, the meeting adjourned at 8:39 p.m.



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## ENTERTAINING IN TIGHT SPACES

Anyone who lives in an apartment or small home knows the difficulty of entertaining guests in a tight space. Even though it is challenging, it can be done, with you and all of your guests enjoying your time together. Although you can often extend your party to a deck or other outdoor area, weather conditions sometimes will not allow that to happen. In those cases, you'll have to find a solution inside your home.

To accomplish this, first clear up as much space as possible. Remove clutter from your living areas. Kitchen appliances should be tucked away to increase counter space. You might also want to push your furniture towards the walls to increase floor space.

Also consider if you can use the spaces in your home more efficiently. Expand your seating areas by using padded dining chairs in your living room and placing large throw pillows on the floor. Add a couple of barstools to your kitchen space for guests who like to linger in the kitchen. Add a card table to your living room to increase seating for dinner. Not everyone needs to sit at the same table to enjoy the company. You may find that your guests will enjoy eating in several small groups in the dining room, kitchen, and living room areas. You can also use a large ottoman as another serving area. Use a large, oversized tray to convert it into a firm surface.

When you are ready to serve food to your guests, consider going with a buffet style of service. You can also place trays of food in every corner of your rooms. That way, your guests will not be crowded into the same place, trying to access the food. With it scattered about, people will spread out, maximizing the use of your available space. Finally, keep any food you serve as simple as possible. Sauces and other messy foods can cause a problem in a tight space.

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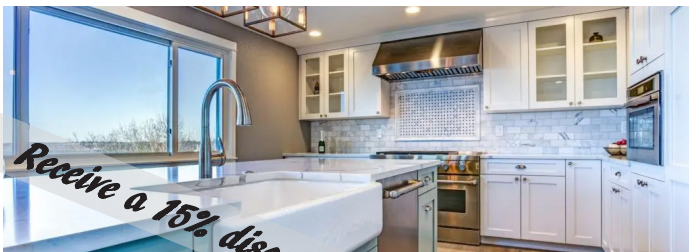
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