

# PARKVIEW POINT

## CONDOMINIUM

Volume 22 Issue 7

*Monthly Newsletter*

January 2024

### 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** Karmenchan 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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## Notice of Special Meeting of the Board of Directors and of the Membership of Parkview Point Condominium Association, Inc.

On February 15, 2024, at 7:00 p.m., in the SOCIAL HALL at the PARKVIEW POINT CONDOMINIUM, located at 7441 WAYNE AVE, MIAMI BEACH, FLORIDA, 33141 and VIA ZOOM\*, Special Meeting of the Board of Directors and the Membership will be held for the purpose of voting on items listed below, and such other business as may lawfully be conducted.

The agendas for the meetings are as follows:

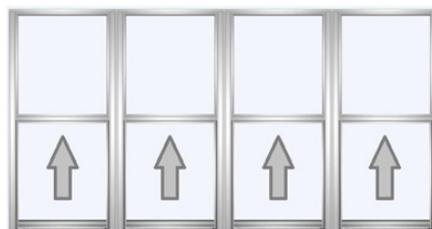
#### BOARD OF DIRECTOR'S MEETING

1. Certifying Quorum – Call to Order
2. Proof of Notice of Meeting
3. Reading and disposal of unapproved minutes
4. New Business
  - A) Approval of installation of impact windows with “horizontal roller” design, as opposed to impact windows with existing “single hung” design, subject to owner approval.
5. Adjournment.

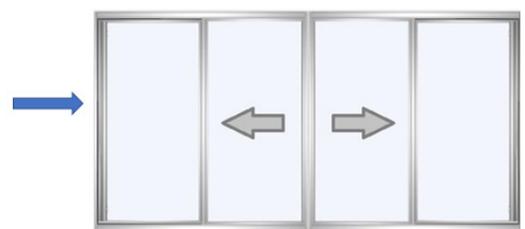
#### MEMBERSHIP MEETING

1. Certifying Quorum – Call to Order
2. Proof of Notice of Meeting
3. Reading and disposal of unapproved minutes
4. New Business
  - A) Vote on material alteration to approve installation of impact windows with “horizontal rollers,” as opposed to replacing with impact window similar to the existing “single hung” style. See below rendering and Proxy for further explanation.

Existing Single Hung Windows



Proposed Horizontal Rollers



*Continued on page 2*

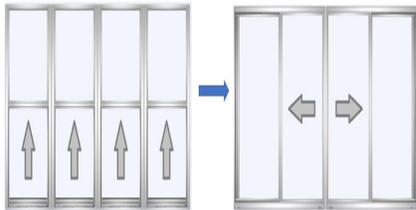
**Board Meeting** (cont. from page 1)

5. Adjournment.

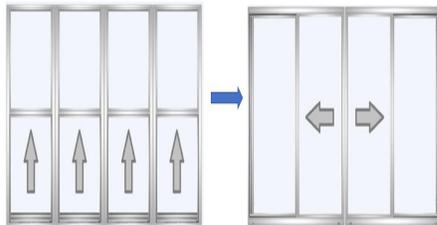
A quorum of the unit owners is required in order for any action to be taken by the membership at the meeting. A quorum at member’s meetings shall consist of the presence in person or by proxy of a majority of Unit Owners.

**Please Vote! Printed forms are available at the management office and Front Desk.**

**Option 1: Replace with same style as existing single hung windows.**



**Option 2: Replace with 2-panel Horizontal Rollers windows\***

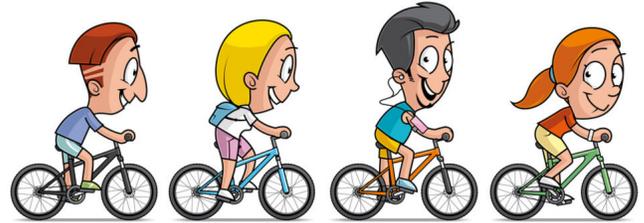


**[\*Board recommends Option 2:** In comparison with existing single hung windows, the estimated price for 2 Panels Horizontal rollers is approximately 40% lower for replacement, as Horizontals rollers have fewer moving parts, less materials, less hardware, and less installation cost (2 windows instead of 4). The Horizontal rollers are described as being easy to open, and as having high efficiency: Horizontal Roller compared to Single Hung durability is described as being superior since it Horizontal Rollers do not carry inside parts like spring balances which are made of iron and don’t last enough in coastal area buildings, which may reduce future maintenance cost. Aesthetically, the Horizontal Rollers may provide a more modern and “cleaner” appearance. Also, the four panels will allow you to have a full, more expansive view by eliminating the middle horizontal metal (mullion) of the existing single hung type windows

## Bicycle Storage Annual Fee

If you have a bicycle in the bike room, please remember you must pay the annual bike fee of \$60 per bike by January 31, 2024. For your convenience, you may send a check payable to Parkview Point Condominium, come to the office or pay in front desk with your debit/credit card.

Thank you!



*Si tiene una Bicicleta en nuestro cuarto de bicicletas, por favor recuerde pagar la tarifa anual de \$60 por Bicicleta antes del 31 de enero del 2024. Para su conveniencia, puede enviar in cheque a nombre de Parkview Point Condominium, pasar por la oficina o pagar en recepción con su tarjeta de débito/crédito.*

Gracias!



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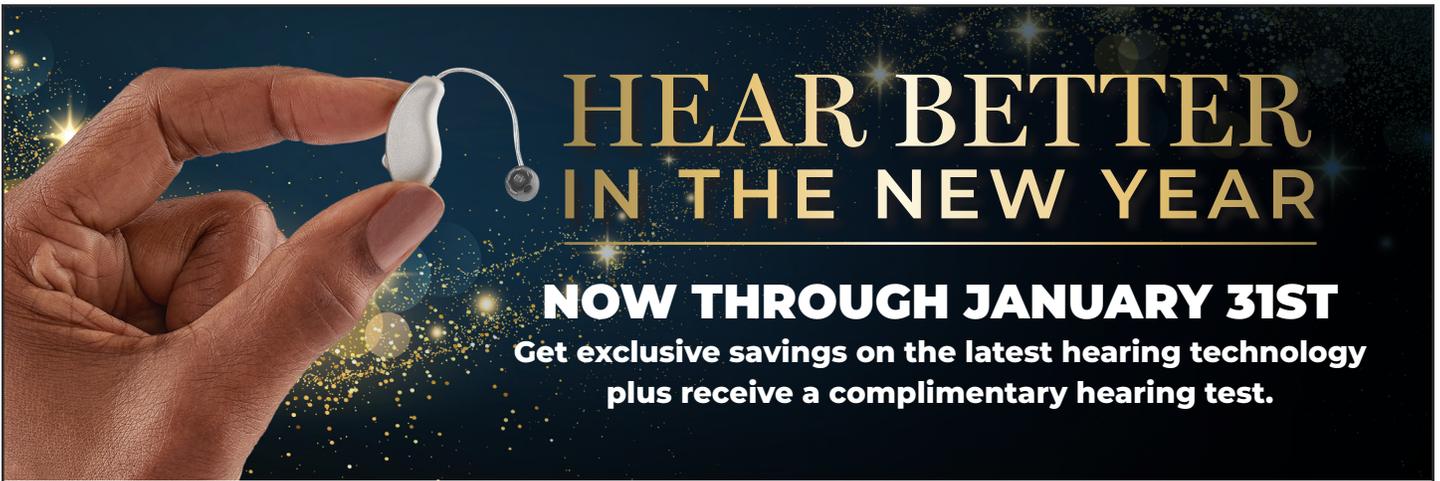
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\*Cannot be used on prior purchases or combined with another discount.

# Happy New Year 2024

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Parkview Point. We feel fortunate to have you all as our residents.

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