

# PARKVIEW POINT

## CONDOMINIUM

Volume 22 Issue 9

Monthly Newsletter

March 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:

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### PROJECT UPDATES

Dear Parkview Point unit owners,

On March 11, 2022, the Association was approved for a loan with the total amount of \$11,900,000 through Popular Bank with the following terms:

- Line of credit (2 years) from 03/14/2022 to 03/14/2024 at 3.95% interest only payments.
- Loan Conversion (15 years loan) starting on 04/01/2024 through 04/01/2039 at 4.8% - interest & principal payments.

The purpose of the loan was to complete projects such as seawall, Air Conditioning ventilation system improvements, fire alarm panel, new impact windows, electrical car charging stations, common areas renovation, cooling towers, cameras, seawall, pool, elevators, and landscaping.

These projects were divided into two phases: Phase 1, also known as Special Assessment #1, included the seawall restoration, fire alarm panel upgrade, cooling tower refurbishment, elevator cabin replacement, and professional fees. The Special Assessment #1 was passed on August 2, 2022, for \$5,218,430.

The Association has completed or is in the final phase of completing all of the Phase 1 projects.

The Association is now preparing to enter Phase 2 of the projects. Prior to the expiration of the line of credit on 3/14/2024, the Association must withdraw from the line of credit the funds needed to cover the Phase 2 projects. The planned Phase 2 projects include the pool deck and pool resurfacing, window replacement, EV charging stations, common area renovation, parking lot, and landscaping - refer to Exhibit A for estimated costs.

We invite all unit owners to participate in the Special Assessment meeting to be held on March 5, 2024, which is noticed on the following page.

# SPECIAL MEETING OF THE BOARD OF DIRECTORS of Parkview Point Condominium Association, Inc.

### TO ALL MEMBERS:

A Special Meeting of the Board of Directors of Parkview Point Condominium Inc. will be held on **Tuesday, March 5, at 7:00 p.m.**, in the **Social Room (7441 Wayne Ave, Miami Beach, FL 33141)** to adopt a special assessment and such other business as may come before the board.

The agenda for the meeting will be as follows:

1. Call roll/ certify quorum.
2. Proof of notice of Meeting.
3. New Business:
  - A.) Vote to approve a Special Assessment for construction costs, soft costs and contingency in the sum of \$5,775,589 as more specifically described and detailed below (Exhibit "A") and/or monies associated with fees, interest and principal payments toward loans obtained for such work. The amounts due from each unit will vary depending on the type of unit. A chart with the exact amounts due will be distributed if the special assessment

is levied, together with due dates and payment options.

4. Adjournment.

Dated: February 16, 2024  
Parkview Point Condominium Association Inc  
On behalf of the Board of Directors.

### EXHIBIT "A"

Parkview Point Projects PHASE 2	Budget SPA 2
Parking Lot	\$ 345,000
Pool Resurface	\$ 250,000
Pool Deck	\$ 250,000
Windows Replacement	\$ 4,400,000
Common Areas Renovation	\$ 100,000
EV Charging Station	\$ 20,000
Professional Fees	\$ 310,589
Landscaping	\$ 100,000
PHASE 2	\$ 5,775,589



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# NOTICE OF SPECIAL ASSESSMENT

March 7, 2024

At a duly and noticed Board Meeting held on March 5, 2024, the Board of Directors by unanimous vote, approved a Special Assessment in the amount of \$5,775,589 to repay the loan for construction costs, soft costs and contingency.

Your portion of the assessment may be paid in one lump sum, due April 1<sup>st</sup>, 2024, with no interest charges or spread out over 180 equal monthly payments, beginning April 1<sup>st</sup>, 2024. See attached payment schedule for a breakdown of the amounts due by unit type.

Since your regular maintenance account is enrolled in Castle AutoPay Program, we are able to conveniently process the monthly special assessment directly from your checking account beginning on April 1<sup>st</sup>, 2024. There is no action necessary to have the monthly payments deducted automatically through AutoPay beginning April 1<sup>st</sup>, 2024. If you do not wish the monthly special assessment payment to be made via AutoPay, you must inform Management in writing before March 15, 2024 to avoid first monthly payment be deducted from your checking account.

If you choose to make one lump sum payment, make one payment labeled "Lump Sum Special Assessment" due April 20, 2024, but please check the box below and return this form to the Management office before March 15<sup>th</sup>, 2024 to avoid first monthly payment be deducted from your checking account.

I will pay the Lump Sum, one-time payment due on April 20, 2024.

**IMPORTANT: Delinquent special assessment payments are subject to the collection procedure as set forth in our governing documents.**

If you have any questions or concerns, please do not hesitate to contact Castle's Resident Services Department at 1-800-337-5850 or e-mail [residentservices@castlegroup.com](mailto:residentservices@castlegroup.com).

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Castle Management, LLC.  
For the Board of Directors of Parkview Point Condominium Association

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## AVISO DE CUOTA ESPECIAL

7 de marzo de 2024

En Sesión de Directorio debidamente notificada y celebrada el 5 de marzo de 2024, el Directorio por unanimidad de votos, aprobó una Cuota Especial por un monto de \$5,775,589 para pagar el préstamo para costos de construcción, costos indirectos y contingencias. Su parte de la cuota puede pagarse en una sola suma, con vencimiento el 1 de abril de 2024, sin cargos por intereses o distribuida en 180 pagos mensuales iguales, a partir del 1 de abril de 2024. Consulte el cronograma de pagos adjunto para obtener un desglose de los montos adeudados por tipo de unidad.

Dado que su cuenta de mantenimiento regular está inscrita en el programa de AutoPay de Castle, podemos procesar convenientemente la cuota especial mensual directamente desde su cuenta corriente a partir del 1 de abril de 2024. No es necesario realizar ninguna acción para que los pagos mensuales se deduzcan automáticamente a través de AutoPay a partir de abril 1 de enero de 2024. Si no desea que el pago de la cuota especial mensual se realice mediante AutoPay, debe informar a la Gerencia por escrito antes del 15 de marzo de 2024 para evitar que el primer pago mensual se deduzca de su cuenta corriente.

Si elige realizar un pago por la suma global, realice un pago denominado "Lump Sum Special Assessment (Cuota especial de suma global)" que vence el 20 de abril de 2024, pero marque la casilla a continuación y devuelva este formulario a la oficina de administración antes del 15 de marzo de 2024 para evitar que el primer pago mensual se debite de su cuenta corriente.

Pagaré la suma global, pago único que vence el 20 de abril de 2024.

**IMPORTANTE:** Los pagos de cuotas especiales morosos están sujetos al procedimiento de cobro según lo establecido en nuestros documentos rectores.

Si tiene alguna pregunta o inquietud, no dude en comunicarse con el Departamento de Servicios para Residentes de Castle al 1-800-337-5850 o por correo electrónico a [residentservices@castlegroup.com](mailto:residentservices@castlegroup.com).

Castle Management, LLC.

Por la Junta Directiva de Parkview Point Condominium Association

### SCHEDULE OF PAYMENTS

#### Special Assessment for \$5,775,589

Unit Type	Percentage of Ownership	Option 1 Full Payment	Option 2 Including Interest	Option 2 Monthly Payments
A&J	0.4222000%	\$24,384.54	\$34,413.17	\$191.18
B&I	0.3897200%	\$22,508.63	\$31,765.75	\$176.48
C&H	0.4512300%	\$26,061.19	\$36,779.38	\$204.33
D&G	0.4611700%	\$26,635.28	\$37,589.58	\$208.83
15G	0.4038600%	\$23,325.29	\$32,918.29	\$182.88
E	0.4374800%	\$25,267.05	\$35,658.63	\$198.10
F	0.4313700%	\$24,914.16	\$35,160.61	\$195.34
K&R	0.4202900%	\$24,274.22	\$34,257.49	\$190.32
L,M,P,Q	0.3992700%	\$23,060.19	\$32,544.17	\$180.80
N&O	0.2865600%	\$16,550.53	\$23,357.27	\$129.76
1A, 1P, 1Q, 1R	0.3897200%	\$22,508.63	\$31,765.75	\$176.48
1C	0.3939200%	\$22,751.20	\$32,108.09	\$178.38
PHA	0.3564200%	\$20,585.35	\$29,051.50	\$161.40
PHB	0.6719900%	\$38,811.38	\$54,773.35	\$304.30
PHC	0.7526100%	\$43,467.66	\$61,344.62	\$340.80
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# CHEF'S CORNER | EL RINCON DEL CHEF

## RUBEN NACHOS

Need a St. Patrick's day party app or are just looking for something to do with leftover corned beef (we can relate!), this recipe is for you.

### Ingredients

- 1 large bag bagel chips
- 1/2 lb. deli corned beef, chopped into bite-size pieces
- 1/2 c. sauerkraut
- 1 1/2 c. shredded Swiss cheese
- 1 tbsp. horseradish
- Russian dressing, for serving
- 2 tsp. chives, finely chopped



### Directions

Preheat oven to 350 degrees F. Scatter and even layer of bagel chips on a large rimmed baking sheet. Top with about half of the corned beef, sauerkraut, cheese and horseradish. Add a second layer of bagel chips. Top with remaining corned beef, sauerkraut, cheese and horseradish. Bake until cheese is melted, and the bagel chips are slightly golden, about 10-15 minutes. Drizzle nachos with Russian dressing and garnish with chives. Serve warm.

*Necesitas una botana para la Fiesta de San Patricio o simplemente estás buscando algo que hacer con las sobras de carne en conserva (¡lo entendemos!), Esta receta es para ti.*

### Ingredientes

- 1 bolsa grande de chips de bagel
- 1/2 libra de carne en conserva (corned beef), picada en trozos pequeños
- 1/2 taza Chucrut
- 1 1/2 taza. queso suizo rallado
- 1 cucharada rábano picante
- Aderezo ruso, para servir
- 2 cucharadas de cebollín, finamente picado

### Instrucciones

Precaliente el horno a 350 grados F. Esparza una capa uniforme de chips de bagel en una bandeja para hornear con borde alto. Cubra con aproximadamente la mitad de la carne en conserva, el chucrut, el queso y el rábano picante. Agregue una segunda capa de chips de bagel. Cubra con el resto de la carne en conserva, el chucrut, el queso y el rábano picante. Hornee hasta que el queso se derrita y los chips de bagel estén ligeramente dorados, aproximadamente de 10 a 15 minutos. Rocíe los nachos con aderezo ruso y decore con cebollín. Servir caliente.

## IRISH BUCK

There's something refreshing, both literally and figuratively, about the simplicity of a highball, whether it's the bracing bitterness of a Gin & Tonic or the warm spice of a Ginger Ale Highball. But if you add a little squirt of citrus to the latter, it transforms into a buck.

### Ingredients

- 1 1/2 ounces Irish whiskey
- 1/4-ounce lime juice, freshly squeezed
- 2 ounces ginger ale, chilled, to top
- Lime wheel



### Steps

Add the whiskey and lime juice into a Collins glass filled with ice. Top with the ginger ale and stir gently and briefly to combine. Garnish with a lime wheel.

*Hay algo refrescante, tanto en sentido literal como figurado, en la simplicidad de un highball, ya sea el vigorizante amargor de un Gin & Tonic o el cálido sabor de un Ginger Ale Highball. Pero si a este último le añades un chorrito de cítricos, se transforma en una exquisitez.*

### Ingredientes

- 1 1/2 onzas de whisky irlandés
- 1/4 onza de jugo de lima, recién exprimido
- 2 onzas de ginger ale, frío, hasta arriba
- Adorne: rodaja de lima

### Instrucciones

Agrega el whisky y el jugo de lima en un vaso Collins lleno de hielo. Cubra con el ginger ale y revuelva suave y brevemente para combinar.

# Cheers!

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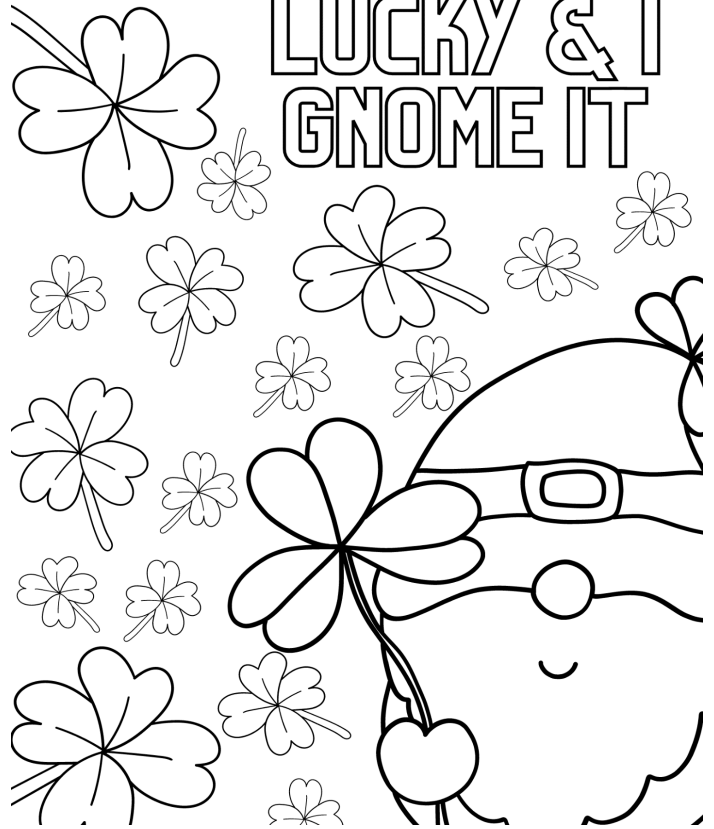
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