



PARKVIEW POINT
CONDOMINIUM

Volume 22 Issue 11

Monthly Newsletter

May 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..... Melissa Friedman
Director ... Karmenchu Santana
Director Stephen Biondi
Director Jacobo Pares
Director Crisentha Miclat
DirectorRafaella Capozza

Manager Gabriel Takata
Admin. Asst. ..Maria T. Combellas



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**Special Meeting of the Board of Directors of
Parkview Point Condominium Association Inc.**

Tuesday, March 5, 2024 – Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Jacobo Pares, Stephen Biondi, Karmenchu Santana, Vuk Dinic, Melissa Friedman, Cesar Dalmau, Joanna Gonzalez.

Castle Group: Gabriel Takata LCAM Property Manager, Regional Director Jim Koslosky

CALL TO ORDER 7:10 P.M.

ESTABLISHED A QUORUM: 7 out of 9 Board Members present - 7:11 pm.

PROOF OF NOTICE OF MEETING – 7:11 p.m.

NEW BUSINESS

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.

- Motion to approve/pass Special Assessment – Phase 2 with the amount of \$5,775,589 by Joanna Gonzalez 2nd motion by Melissa Friedman – **Motion unanimously approved 8:58 p.m.**
- Motion by Vuk Dinic for two payments options to unit owners as follow:
 - Pay in full by April 20, 2024, with no interest.
 - Pay in a monthly basis at 4.8 % for 15 years starting on April 1st, 2024.2nd motion by Karmenchu Santana - **Motion unanimously approved 8:59 p.m.**
- Motion by Melissa Friedman to provide “June 15” of each year as cutoff date where unit owners can pay the remaining balance portion of the Special Assessment Phase 1 and Special Assessment Phase 2 without further interest accounted; 2nd motion by Vuk Dinic - **Motion unanimously approved 9:02 p.m.**

Note: unit owners paying in full prior June, the interest portion of the Special Assessments will be accounting until June of such year where payment is received.

ADJOURNMENT

Motion to adjourn Board of Directors Meeting by Vuk Dinic, 2nd by Melissa Friedman. **Meeting adjourned 9:04 p.m.**

Continued on page 2

Special Meeting (cont. from page 1)

SPECIAL ASSESSMENT COVER LETTER.

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.

SPECIAL ASSESSMENT - PHASE 2

Exhibit "A"

Parkview Point Projects PHASE 2	Estimated Budget SPA2
Parking Lot	\$ 345,000
Pool Resurface	\$ 200,000
Pool Deck	\$ 250,000
Windows Replacement	\$ 4,400,000
Common Areas Renovation	\$ 100,000
EV Charging Station	\$ 30,000
Professional Fees	\$ 330,589
Landscaping	\$ 120,000
PHASE 2	\$ 5,775,589

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Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

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Special Meeting of the Board of Directors and of the Membership of Parkview Point Condominium Association

Thursday, March 14, 2024 – Social Hall & Via Zoom - 7:00 P.M.

Board Members Present: Jacobo Pares, Stephen Biondi, Karmenhu Santana, Miguel Portu, Vuk Dinic, Melissa Friedman, Cesar Dalmau, Crisenthia Mclat, Joanna Gonzalez

Castle Group: Gabriel Takata LCAM Property Manager

SPECIAL MEETING OF THE BOARD OF DIRECTORS

CALL TO ORDER 7:10 P.M.

ESTABLISHED A QUORUM, 9 out of 9 Board Members present - 7:11 pm.

PROOF OF NOTICE OF MEETING – 7:11 p.m.

APPROVAL OF PRIOR MEETING MINUTES – Tabled

NEW BUSINESS

Approval of installation of horizontal rollers impact windows as opposed to existing single hung impact windows subject to owner approval. – **Tabled**

Upon some members concerns received prior the meeting regarding approval of Impact Windows replacement by the board of directors, the board will postpone approval of windows replacement until condo attorney reviews requirements and provides opinion letter on the matter, as advised by the condo attorney.

Motion to table by Vuk Dinic, 2nd by Stephen Biondi. **Motion unanimously approved 7:13 p.m.**

ADJOURNMENT

Motion to adjourn Board of Directors Meeting by Vuk Dinic, 2nd by Stephen Biondi . **Meeting adjourned 7:13 p.m.**

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Special Meeting of the Membership of Parkview Point Condominium

Thursday, March 14, 2024

Social Hall & Via Zoom - 7:00 P.M. Following Special Meetings of the Board of Directors.

Certifying Quorum – Call to Order

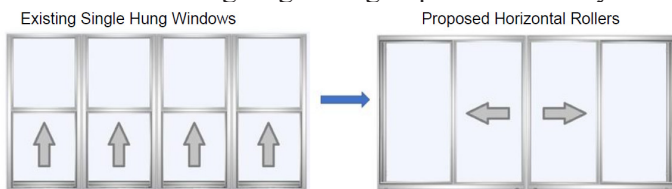
A quorum of the unit owners is required in order for any action to be taken by the membership at the meeting. A quorum at member’s meetings shall consist of the presence in person or by proxy of a majority of Unit Owners. **Majority of unit owners met by proxy, totaling 200 proxies. - 7:13 p.m.**

Proof of Notice of Meeting: Meeting notice distributed 30 days prior meeting date.

Reading and disposal of unapproved minutes – N/A

NEW BUSINESS

Vote on material alteration to approve installation of horizontal rollers impact windows as opposed to replacing with similar existing single hung impact window style.



PM Gabriel Takata explained, as per condo attorney and requirements, that The Parkview Point documents provide that Material alterations costing more than 10% of the annual budget must be approved by the board and not less than 75% of the owners. This means 75% affirmative votes.

A total of 200 proxies were received – 191 votes on Horizontal Rollers design, and 9 votes on existing Single Hung windows design. PM Gabriel Takata invited the membership to count votes.

75% of affirmative votes would be 183 votes. Here 191 votes in favor were obtained, thus passing the 75% voting threshold. Confirmed and acknowledge – Horizontal Rollers windows design approved by over 75% of the membership – 7:21 p.m.

Questions and Concerns:

Unit owner, Stuart Reddish, expressed his concern regarding why the existing windows option was not part of the voting material. Also, the voting material doesn't mention windows opening limit of 4".

- PM Gabriel Takata answered that the membership is voting regarding windows design change. In order for the new proposed design to pass (Horizontal Rollers Windows as opposed to Single Hung’s windows), 75% of membership votes is required in order for the approve the new design as this constitute a “Material Alteration” surpassing 10% of the annual budget.
- Furthermore, the condo attorney is reviewing and will provide opinion letter regarding if the windows replacement is a board decision or membership voting is required, reason why the board will postpone approval of Horizontal Rollers windows replacement until further clarifications are answered by the legal department.
- As per engineer and building codes, the window’s opening limit does apply for either Horizontal Rollers and/or for Single Hung’s; both options have the same window’s opening limit if heigh requirements are not met.

Unit owner, Angelica Bapty, expressed her concerns regarding shutters in place.

- Shutters will be removed, as impact glass windows will be put in place.

The board and condo attorney will further review the material provided and requirements in order to make sure everything has been done properly, as concerns might raise.

ADJOURNMENT - Meeting adjourned 7:58 p.m.





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KEEPING YOUR COOL

Protecting Yourself from the Dangers of Sunstroke

Warmer weather is just around the corner. Along with the fun of outdoor activities comes some dangers, too. Among those dangers is sunstroke, also called heat stroke. To protect you and your loved ones from this hazard, keep these tips in mind this summer.

Early symptoms of heat stroke are dizziness, headache, rapid pulse and breathing, and fatigue. Warning signs that indicate a serious condition of sunstroke are hot, flushed skin, a decrease or stoppage of sweat production, an elevated body temperature, confusion, and eventually, a loss of consciousness. Extreme temperatures can cause the body’s temperature to rise. Dehydration can cause a decrease in sweat evaporation, which is the body’s mechanism for cooling itself. Without this, you have no way of bringing down the high temperature.

Severe sunstroke can lead to shock and eventually failure of the body’s vital systems, including the heart, lungs, kidney and brain. Rapid treatment is the key. The sooner the victim receives assistance, the better. To assist someone showing symptoms of sunstroke, first call for help by dialing 911. While waiting for medical assistance, take steps to cool the body. Move the victim to a cooler place. Remove tight fitting or heavy clothing and use cool, wet cloths to cool the victim down. Give fluids slowly and continually.

To avoid getting sunstroke in the first place, remember to drink plenty of fluids on warm days or when your activity level is up. Avoid caffeine and alcohol, both of which can dehydrate you. Wear light colored, loose clothing and always wear a hat in direct sunlight. Try to stay in the shade and take breaks as needed. If you do find that you are experiencing any symptoms of heat stroke, get help immediately.

HEAT STROKE SYMPTOMS




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