

PARKVIEW POINT CONDOMINIUM

Volume 23 Issue 6

Monthly Newsletter

December 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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Website.. www.parkviewpoint.com
E-mail... info@parkviewpoint.com

BOARD MEMBERS

President..... Vuk Dinic
Vice President Miguel Portu
Secretary..... Melissa Friedman
Treasurer Stephen Biondi
Director ... Karmenchu Santana
Director Jacobo Pares
Director Crisantha Miclat
DirectorRafaella Capozza
DirectorAngelica Bapty

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



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Board of Directors Meeting Minutes

Thursday, August 22, 2024 – Social Hall & Via Zoom - 6:00 P.M.

Board Members Present: *Jacobo Pares, Vuk Dinic, Melissa Friedman, Angelica Bapty, Raffaella Capozza, Cris Miclat, Stephen Biondi.* **Castle Group:** *Gabriel Takata LCAM Property Manager*

CALL TO ORDER 6:10 P.M.

- 1) **Established a quorum, 7 of 9 board members present – 6:10 pm.**
- 2) **Approval of prior meeting minutes 06/13/2024 and 07/11/2024 - table**
- 3) **FINANCIAL REPORT**

OPERATING	\$637,414.41
	(Accounting SPA funds)
OPERATING II	\$46,240.89
RESERVES	\$202,546.03
	(\$102,546.03 CD from operating)
Raymond James Enhance Savings Program (RESERVES)	\$417,770.80
RESERVES TOTAL	\$520,316.83

SPA # 1 COST TRACKING

SPA - PHASE 1	BUDGET	ESTIMATED COST	VARIANCE	AMOUNT PAID as of 08/21/2024
Loan Closing Cost	\$ 18,430	\$9,770.35	\$8,659.65	\$9,770.35
Sea Wall	\$ 2,500,000	\$2,401,565.66	\$98,434.34	\$2,401,565.66
Roof	\$1,500,000	\$1,628,535.67	\$(128,535.67)	\$1,628,535.67
Fire Alarm Panel	\$160,000	\$180,000.00	\$(20,000.00)	\$177,770.00
Elevator Cab Remodel	\$150,000	\$195,000.00	\$(45,000.00)	\$112,765.40
Cooling Tower Refurbishment	\$300,000	\$299,861.22	\$138.78	\$288,461.22
Professional Fees	\$590,000	500,000.00	\$90,000.00	\$453,423.56
Total Expense	\$5,218,430	\$5,214,732.90	\$3,697.10	\$5,072,291.86

Modifications made in order to address Elevator mechanical repairs – Proposed funds SPA#1 under Elevator’s Cabin replacement or Professional Fees, using the surplus of the SPA#1.

Continued on page 2

August Board Meeting (cont. from page 1)

4) VIOLATIONS - Grievance Committee.

Manager presented violation for apartment 4E due to disposal of furniture on the trash room.

Violation: Trash Disposal

Incident date: Monday 07/07/2024 at 2:56 p.m.

Comments: Furniture disposal in the trash room.

As per Condo Rules and Regulations, XXII. Trash Disposal
4. Arrangement for the disposal of large bulky items such as sofas, beds, chest or other large furniture items as well as TV sets and other major appliances must be done through the Association Office in advance of discarding such items. A disposal fee will be charged. It is prohibited to dispose of these items by leaving them in the trash or storage rooms or other common areas of the building.

Motion to approve violation by Vuk Dinic, second by Jacobo Pares – **Motion unanimously approved 6:26 p.m.**
 - Manager to send email blast to residents for trash & recycling awareness.

5) FIRE ALARM

The city’s inspection was completed for the building - Partially approved on 08/16/2024. The city’s inspection is divided in three phases:

- Building (Pass): This inspection is within all common areas.
- Flow Test – Sprinklers (To be Scheduled)
- Elevator Recall (To be scheduled)

FIRE ALARM BUDGET VS. ACTUALS	
Total Budgeted Amount	\$ 160,000.00
Total Estimated Expense	\$ 177,770.00
Variance	\$ (17,770.00)

Fire Pumps repairs.

- Repairs completed on 08/05/2024 by All American Fire / Cost\$8,300
- Cleaning of the diesel lines – completed 08/14/2024 by All Powers Generator / Cost\$1,534.81
- Jokey Pump handler repair completed by Blue Ray Electric / Cost:\$250

The manager will proceed with the annual flow test to assure we are ready for inspection. Updates will follow as the project moves forward. Manager will be training employees for false fire alarm announcements.

6) 60 YEARS RECERTIFICATION

Inspection Engineers, engineer company working on the 60 years recertification, has provided us with the report for the 60 years recertification (Structural and Electrical Report) The engineer is working on the bid package to provide contractors.

STRUCTURAL REPORT:

In summary, the existing deficiencies described above are an indication that some areas in the buildings are in need of minor structural repairs. Areas: garage, stairs and dark blue exterior façade.

Stairs Railings (Mechanical Room): The stair riser to the roof is missing some vertical support post at the roof access. R.C.E Fence Crop / Proposal:\$2,300. Scope of Work: installed vertical support and horizontal support (4”- between railing). Proposed Funding: SPA #1 (Professional Fees)

Motion to approve proposal by Vuk Dinic, second by Jacobo Pares – **Motion unanimously approved 7:15 p.m.**

ELECTRICAL REPORT

Repairs to be completed.

1. Parking Lot Illumination: 7 Light fixtures need replacement. Proposal by Blue Ray Electric:\$2,800.67 (Including 8 Light Fixtures). Scope of Work: Replace 8 light fixtures in the parking lot.
 Proposed Funding: SPA#1 (Professional Services)
2. Mechanical Room – Electrical Repairs: Rusted conduits need replacement.
 Proposal by Blue Ray Electric:\$3,400
 Scope of work: Replacement of corroded conduits.
 Proposed Funding: SPA#1 (Professional Services)

Motion to approve proposals by Blue Ray Electric by Vuk Dinic, second by Cris Miclat – **Motion unanimously approved 7:16 p.m.**

50 Years Recertification: Upon closing the Seawall permit, the city of Miami Beach was supposed to close the 50 years recertification. Due to closed permits pertaining to the roof and seawall project, the city is now requesting for the condominium to close the 60 years recertification, and by doing so, closing the 50 years recertification

7) POOL RENOVATION

Porcelain Pavers Order:

Provider: Ceramic Matrix

Manufacturer: Kronos USA

Avorio 12x24 (12,000 sqft)..... \$63,501.49

Warehouse Handling & Packing..... \$200

Delivery to site (3 full truckloads)..... \$9,070

Total Cost..... \$76,631.58

At the moment, the board is exploring a 2nd provider for cost savings.

Continued on page 3

August Board Meeting (from page 2)

Motion by Vuk Dinic to proceed with pavers order from Ceramic Matrix “Kronos” subject to reviewing the 2nd option if designer approved, second by Cris Miclat – **Motion unanimously approved 7:26 p.m.**

Manager presented to the membership and board with the final pool deck engineering plans.

Motion by Vuk Dinic to approve pool deck plans; second by Jacobo Pares – **Motion unanimously approved 7:49 p.m.**

Pool Resurface: Diamond Contractors approved (Board Meeting – August 22, 2023)\$148,500 (Main pool only)

Pool Deck Bids:

- Diamond Contractors:\$145,000
- MiamiBrickContractors:\$129,500

Motion by Vuk Dinic to approve Diamond Contractors subject to price negotiation, alternatively Miami Brick as 2nd choice, second by Cris Miclat – **Motion unanimously approved 7:51 p.m.**

8) LANDSCAPING – Phase 2

The project has been budgeted at\$120,000 total cost. Manager presented with the cost tracking for the Landscaping Project – Phase 1 as shown below:

DESCRIPTION	CONTRACTOR	EXPENSE
Irrigation - Center Island	East Everglades Design	3,038.00
Plants Purchase - Phase 1	The Plant House	21,780.00
3 Roebelenii triple	East Everglades Design	611.75
Irrigation connection to pool border	East Everglades Design	650.00
Labor - Phase 1	East Everglades Design	17,076.50
Labor - Phase 1 (drains for sidewalk)	East Everglades Design	579.95
1 Roebelenii triple - Additional	East Everglades Design	312.25
Total Paid		\$44,048.45

The Association will proceed with Phase 2 of the project, which is the seawall line sea grapes bushes planting, recommended in this area due to the salt water and plant resistance to Florida’s weather.

PHASE 2 – Irrigation system along the seawall\$6,511.21 (East Everglades-accepted)

9) WINDOWS REPLACEMENT - Project update - Tabled.

10) ADJOURNMENT

Motion to adjourn by Stephen Biondi, 2nd motion by Vuk Dinic

There being no further business to discuss, the meeting was adjourned at 8:11 p.m.

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BOARD OF DIRECTORS MEETING MINUTES

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

Board Members Present: *Vuk Dinic, Karmenchu Chorens, Melissa Friedman, Raffaella Capozza, Cris Miclat, Stephen Biondi.* **Castle Group:** *Gabriel Takata LCAM Property Manager*

CALL TO ORDER 7:04 P.M.

1) **ESTABLISHED A QUORUM, 6 of 9 Board Members present – 6:10 pm.**

2) **APPROVAL OF PRIOR MEETING MINUTES 06/13/2024, 07/11/2024 & 08/22/2024 - Tabled.**

3) **FINANCIAL REPORT**

- OPERATING \$744,189.40
- OPERATING II \$51,245.28
- RESERVES \$208,673.22 (\$108,673.22 CD from operating)
- Raymond James Enhance Savings Program (RESERVES)
 - o Deposit Balance:\$400,000 - Account opened August 2023.
 - o Statement Period: 09/30/2024 – 10/31/2024
 - o As per statement balance:\$ 422,707.26
 - o Earnings up to date:\$22,707.26

SPA # 1 COST TRACKING

SPA - PHASE 1	BUDGET	ESTIMATED COST	AMOUNT PAID as of 11/07/2024
Loan Closing Cost	18,430.00	9,770.35	9,770.35
Sea Wall	2,500,000.00	2,401,565.66	2,401,565.66
Roof	1,500,000.00	1,628,535.67	1,628,535.67
Fire Alarm Panel	160,000.00	195,000.00	193,080.49
Elevator Cab Remodel	150,000.00	230,000.00	116,865.40
Cooling Tower Refurbishment	300,000.00	303,000.00	288,461.22
Professional Fees	590,000.00	450,000.00	440,293.82
Total Expense	5,218,430.00	5,217,871.68	5,078,572.61

Modifications made in order to address Elevator mechanical repairs – Proposed funds SPA#1 under Elevator’s Cabin replacement or Professional Fees, using the surplus of the SPA#1 .

The Board is considering moving investment funds from Raymond James for a better product interest bearing account. Motion to approve by Vuk Dinic, 2nd by Stephen Biondi - **Motion unanimously approved 7:16 p.m.**

4) **FIRE ALARM PROJECT UPDATE**

Beginning of September, the Association experienced issues with the fire alarm system, specifically the pull station activation caused by condensation issues due to humidity outside and HVAC system air flow on the hallways. The maintenance team and the fire alarm company worked diligently to resolve the problem by sealing and properly insulating all openings of the devices, minimizing condensation issues. The fire alarm system went back to normal with no more incidents up to date.

In addition, Closed Door signs have been placed in all doors. It is essential to keep the fire exit doors in the hallways closed at all times. The fire exit doors leading to the stairs are located at the end of the hallway on each floor; they must always be kept shut to maintain the cooling ventilation system throughout the hallway and to avoid humidity and moisture, which damage the pull stations, causing a fire alarm activation.

Membership comments:

- Maintenance team to adjust all door closers (self-closing arm) and replaced if needed.
- Bring awareness to residents.

FIRE PUMPS REPAIRS 2024:

- General Repairs/ Major Maintenance completed on 08/05/2024 by All American Fire / Cost\$8,300
- Cleaning of the diesel lines – completed 08/14/2024 by All Powers Generator / Cost\$1,534.81
- Jokey Pump handler repair completed by Blue Ray Electric / Cost:\$250

FLOW TEST REPAIRS

After all repairs have been completed, the manager scheduled annual flow test with All American Fire on October 16. The test is included with the\$8,300 repair. The test failed due to needed repairs as follow:

Backflow & Drain Pressure release:

- 1– Need to replace (4) 2 ½” fire valves on test header.
- 2– Need to extend the diesel pump 8 “drain pressure relief valve piping (5’-0”) toward the backflow landing away from the mechanical room entrance as per your request. Proposal with the amount of\$3,300 accepted and completed by All American Fire.

Trash Room Flow Switch:

- 1– Need to replace (1) 2” flow switch on ground floor in thrash room.

November Board Meeting (cont. from page 4)

2- Need to install (1) packing in FP on each side of the pump.
 Proposal with the amount of \$1,840 accepted and completed by All American Fire.

All repairs pertaining to the flow test have been completed and the Association is ready for the Annual Flow Test (to be scheduled) and Tampers city’s inspection, pertaining to the Fire Alarm permit and scheduled for November 8, 2024.

Fire Alarm Closing Permits - City of Miami Beach Inspections

- Fire Alarm Inspection (Building) Inspection # Faf-734644-2024 Partially Pass 08/16/2024.
- Flow & Tampers – Scheduled 11/08/2024.
- Elevators Recall – (Pending)

Fire Alarm Project Cost Tracking:

FIRE ALARM - CHANGE ORDERS		Description
Contract Amount	\$121,100.00	Fire Panel and Smoke Detectors Upgrade
Fire Watch USP Security	\$6,400.00	Fire Watch
Change Order #1	\$2,550.00	Trouble Shooting - Accepted
Change Order #2	\$1,555.00	Trouble Shooting - Accepted
Change Order #3	\$9,300.00	Stairs strobe lights replacement for speakers and troubleshooting
Access Control Relay	\$9,325.00	Relay Communication with Access Control System
Change Order #4	\$2,170.00	Trouble Shooting
Radio Installation	\$1,320.00	Fire Department Compliance
Change Order #5	\$1,750.00	Trouble shooting / 15th floor smoke laundry relocation
Fire Pump Tampers	\$6,500.00	All American Fire - Tampers replacement
Change Order #6	\$7,500.00	Unit speakers’ replacement and troubleshooting
Fire Pump Repairs	\$8,300.00	All American Fire - Fire Pump repairs
Pull Stations Replacement & Seal	\$14,710.49	Replacement of Pull Stations due to condensation issues
Total	\$192,480.49	

5) POOL RENOVATION PROJECT UPDATE

Materials Order:

POOL LINER (Vertical Sides – Pool Interior)

- 1”x1” Aruba & Bahamas Combined
- Las Islas by Ocean Glass & Tile
- Provider: Ceramic Matrix
- Ordered 380 sqft.
- Total Cost:\$16,358.63

POOL BENCH TILE (Horizontal Sides - Gutters location)


- 1”x1” White non-slip
- Provider: LMS Pool Corp
- Ordered 250 sqft
- Total Cost:\$1,872.50

POOL DECK PAVERS


- 12x24 Porcelain Pavers
- Color: Dark Gray
- Manufacturer: Frontier 20
- Provider: Brick America
- Cost\$66,817.21
- Tentative Delivery: November 18 – November 22

In comparison with Kronos by Ceramic Matrix at \$76,631.58, the second provider, Frontier 20 by Brick America offered a lower cost for dark gray 12x24 pavers at \$66,817.21. Savings achieved:\$9,814.37.

Continued on page 6




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November Board Meeting (cont. from page 5)

Executed contract with Diamond Contractors:

Pool Contract Acceptance: 10/29/2024
 Contractor: Diamond Contractors
 Contract Cost:\$290,430

Breakdown:

\$145,000 – Pool Resurface
 \$132,800 – Pool Deck
 \$8,680 – Pool Coping White Marble
 \$3,950 – New Handrail and Stairs

Pending item: Pool Inside Lighting

Option 1: Multicolor\$7,350.00
 Option 2: White\$5,950

POOL RESURFACE COST TRACKING

Pool Resurface	Estimated Cost
Remove old tile and damaged plaster in entire pool	\$16,000.00
Full pool sandblasting	\$11,000.00
Waterproof entire pool with basecrete	\$21,000.00
Apply Bond coat to entire pool	\$13,000.00
Install new grates, main drain covers and return fittings	\$600.00
Install new waterline tile, and coping tile	\$19,000.00
Apply new plaster to entire pool	\$63,000.00
Acid wash entire Pool	<u>\$4,900.00</u>
	\$148,500.00
Material's Credit	<u>\$(3,500.00)</u>
	\$145,000.00
Materials & Other Items	Estimated Cost
Pool Coping White Marble Sandblasted Special Cut	\$8,680.00
Pool Liner Aruba & Bahamas 380 sqft.	\$16,358.63
Pool Bench - White anti-slip	\$1,872.50
Pool Liner Additional 12 sqft + antislip dark blue for stairs	\$2,000.00
Pool Leak Detection	\$1,500.00
Plumbing Repairs	\$13,000.00
Pool Inside Lighting	\$7,350.00
Handrail (1) and stairs (2)	\$3,950.00
	\$11,300.00
Budget	\$200,000.00
Estimated Cost	\$199,711.13
Remaining Balance	\$288.87

WINDOWS REPLACEMENT PROJECT UPDATE

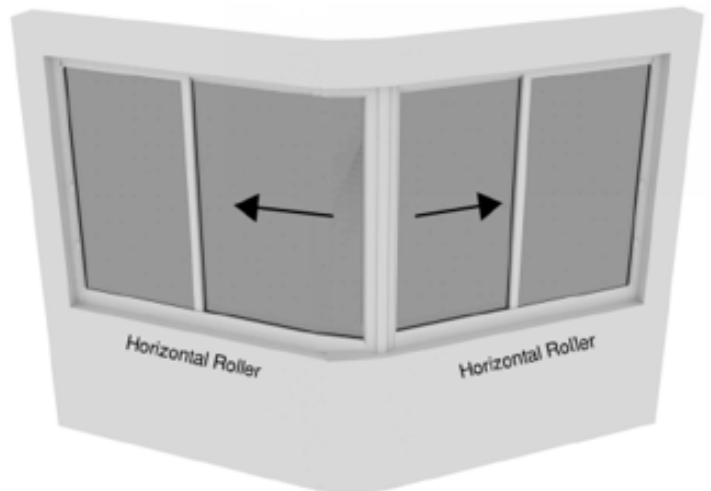
Pool Contract Acceptance: 10/05/2024
 Contractor: South Florida Windows
 Contract Cost:\$3,036,202

Proposed Change Order #2 – Automatic Lobby Door
 Supply and Install Automatic Door for Lobby Main Entrance. Automatic Door to be installed within new storefront system. The Automatic Door will be composed of one sliding door and one fixed panel. Cost:\$20,000
 Motion to approve Change Order #2 by Vuk Dinic, 2nd by Stephen Biondi - **Motion unanimously approved 7:16 p.m.**

CURVED WINDOWS

The board was provided with two options for the curved windows.

- Option 1: (2) Horizontal Rollers *Selected for Mockup*
 Additional Estimated cost:\$19,400
 Parts: Two (2) Locks and stainless-steel rollers that glide on track
- Option 2: (2) Casement Window & (2) Fixed Window
 Additional Estimated Cost:\$65,000
 Parts: Hinges, roto arm, locking bar, roto handle and interior locks (2)



Contractor’s Notes: Impact-rated casement windows can be harder to maintain for several reasons:

- Hardware Complexity: Casement windows operate on hinges and have complex hardware, including cranks and locking mechanisms. These parts can wear out over time, requiring more frequent maintenance.
- Exposure to Elements: When open, casement windows are more exposed to the elements, which can lead to rust and wear on the hinges and other hardware.
- Cleaning Challenges: Casement windows can be harder to clean, especially on the exterior, because they open

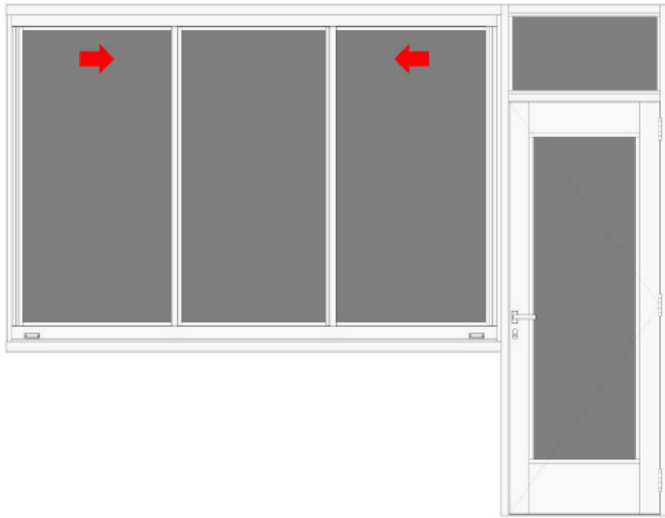
Continued on page 7

November Board Meeting (cont. from page 6)

outward. This can make it difficult to reach certain areas without special tools or ladders.

- Seal Maintenance: The seals on casement windows can be more prone to wear and tear due to the way they open and close. Ensuring a tight seal is crucial for maintaining their impact resistance and energy efficiency.
- In contrast, horizontal slider windows have simpler mechanisms and are easier to clean and maintain. They slide along a track, which generally requires less maintenance and is less prone to issues like rust or hardware failure.

Upon reviewing the pros and cons, the board choose (2) Horizontal Rollers for the curved windows, pending mockup installation.



BALCONY UNIT – Accepted configuration.

WINDOWS MOCKUP

- Standard Window – Apartment 1R completed on November 1st, 2024.
- Curved Window – Apartment 2C scheduled for November 13, 2024
- Balcony Unit – Apartment 10K To be scheduled once produced.

The windows contractor is proceeding with the windows mock-up for each kind of window. The mock-up serves as a visual representation of the new windows, allowing us to see how they will look and function before the actual installation. The mock-up will visually represent the new horizontal rollers’ impact windows that will replace existing single-hung windows. Once the mock-up has been approved after installation, the contractor will set it up for production.

6) DBA COMPLAINT – RADIO SIGNAL STRENGTH

What is BDA Compliant? FS 633.202 (18) New Legislation.

Any building with zero to poor public safety radio signals must have a radio enhancement system installed. This would be a BDA/DAS system that’s used to boost signals for effective emergency radio communications—ensuring covering for both fire and police teams.

DBA – what is the process?

The survey is done by a third-party company testing the radio signal strength throughout the building.

- If satisfactory, the survey is submitted to the Fire Department, which will verify if the information is accurate.
- If NOT satisfactory, the surveyors provide an estimate to strength the radio signal, which could be costly.

Proposals for Radio Strength survey by:

- Signal Communication\$2,738
- Teleco\$1,200
- DAS\$4,400

Teleco has been accepted as the third-party surveyor for the DBA Report.

7) ELEVATOR’S CABIN REPLACEMENT

For the past months, Elevator#1 has been getting stuck on particular floors. After a few months of service calls, the maintenance contractor, Motion, has finalized found the part causing the doors getting stuck, unrelated to the Cabin’s replacement. Ever since the part was replaced, no more incidents have been reported. Motion has prior advised to the Association replacement of three mechanical components as follow:

- Roller guides replacement (12 each elevator) -\$4,865 Per elevator.
- Hall door hanger Roller replacement (2 each floor) -\$3,941 Per line
- Door Operator Replacement -\$11,580 per elevator (Service elevator has 2 door operator)

In 2020 and 2022, guide rollers were replaced for Elevator #1 and Elevator #2. However, the part that was replaced is not among those mentioned. The manager has highlighted that Motion changed ownership 6 months ago, resulting in a decline in service quality and guidance. In response, the board is actively considering replacing the maintenance contractor. To ensure a thorough evaluation, the board has engaged the services of elevator’s consultant, Clarkson and Varick, who bring their expertise to the table. They will provide a comprehensive evaluation and recommend necessary

August Board Meeting (cont. from page 7)

actions to address the mechanical and maintenance issues for all three elevators.

Acadia has completed the cabin's replacement for the service elevator. As per City's inspection on 11/04/2024, minor items to be corrected as follow:

- Gong Directional Arrow (All Cars)
- Down direction arrow must work.

Proposed Change Order – Gong Directional Unforeseen Conditions: A gong directional arrow is a device that combines a gong with a lantern arrow to indicate an elevator's arrival and direction of travel. None of the three elevators have this device. Proposed Change order with the amount of\$3,850 has been provided by Motion – main cost is the gongs installation in all three elevators. Additional components to this change order are 9th floor hang rollers replacement (completed) and install new bulbs in directional arrows (minimum cost).

The change order has been accepted and Acadia has placed the order for the light fixtures to address minor corrections. The project will be placed on hold until January 2025 in order to address mechanical components to assure a smooth ride.

9) REPAIRS & MAINTENANCE – BUILDING

Electric Room Doors replacement: 5 doors need replacement on floors 11, 8, 5, 4 & 2. The manager received proposal by R.C.E. with the amount of\$1,100 per door; pending proposal by Oratso doors.

HVAC System: Hallway A/C Units – Replacement has been recommended by maintenance contractor, Navas, for the hallway A/C units located on floors 15, 12, and 2nd. The estimated cost per each A/C unit is\$6,950, proposed by Navas.

The board will meet with the A/C contractor to go over possible solutions addressing air flow throughout the hallway.

Cooling Towers VFD replacement was completed by Navas Contractor at a cost of\$28,500.

Additional components in the boiler room in need of attention as follow:

- Exhaust Fan Replacement (2) -\$1,950 - Navas
- Louver Replacement (2)\$1,650 – Navas

ADJOURNMENT

Motion to adjourn by Stephen Biondi, 2nd motion by Vuk Dinic.

There being no further business to discuss, the meeting was adjourned at 8:11 p.m.

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