

# PARKVIEW POINT CONDOMINIUM

Volume 23 Issue 8

Monthly Newsletter

February 2025

## 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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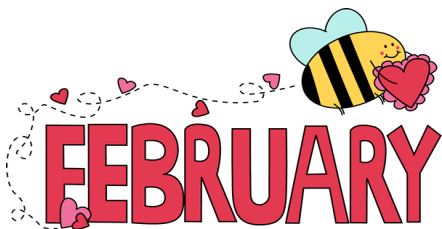
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## WINDOWS REPLACEMENT PROJECT

Dear Parkview Point Residents and Unit Owners,

We are moving forward with the Windows Replacement Project, which is currently in the permitting phase. The standard and curved windows mock-ups have been approved and will soon enter production. You can find the standard window mock-up at the building's side entrance, Line R. The curved window mock-up is located at the back of the building near the loading dock area on the 2nd floor, Line C. These mock-ups showcase what the new windows will look like.



\*The mock-up for the balcony units is pending and has been rescheduled for next week due to repairs on the service elevator.

We are coordinating with South Florida Windows on the project's planning phase. Here are the key points to keep in mind:

- The project is anticipated to commence by the end of March.
- Tentative commencement in Line "I" and work our way toward the back of the building (Lines H, G, F, etc.).
- A crew consisting of eight (8) workers and one (1) foreman will be on-site.
- Total days to complete Project: 220 working days.

### Work inside the apartment. \*\*Schedule Overview:\*\*

Work inside each unit is expected to take approximately three days; however, removing the old windows and installing new windows will take one day per

*Continued on page 2*

**Window Replacement Project** (cont. from page 1)

apartment, with the capacity to handle three window openings per day, depending on weather conditions.

**Day 1- Protection, Removal & Installation:**

1. SFW Contractors will Protect interior flooring with drop cloths to catch debris from demolition.
2. Protect exterior waterproofing with plywood (when balconies are applicable).
3. Install dust walls to minimize dust exposure in the units.
4. Removal of existing windows.
5. Installation of New Horizontal Rollers.

For your reference you may request document titled “Day 1 - Windows Project”

**Day 2 - Completion and Interior Finishes**

**Day 3 - Addressing Pending Items**

**SAMPLE OF A WEEKLY LOOK AHEAD:**

<p><b>Monday 03/31</b></p> <p>Remove and replace windows in units 15-I and 14-I</p>	<p><b>Tuesday 04/01</b></p> <p>Remove and replace windows in units 12-I and 11-I</p> <p>Interior finishes on 15-I and 14-I</p>	<p><b>Wednesday 04/02</b></p> <p>Remove and replace windows in units 10-I and 9-I</p> <p>Interior finishes on 12-I and 11-I</p> <p>Pending Items in 15-I and 14-I</p>
<p><b>Thursday 04/03</b></p> <p>Remove and replace windows in units 8-I and 7-I</p> <p>Interior finishes on 10-I and 9-I</p> <p>Pending Items in 12-I and 11-I</p>	<p><b>Friday 04/04</b></p> <p>Remove and replace windows in units 6-I and 5-I</p> <p>Interior finishes on 8-I and 7-I</p> <p>Pending Items in 10-I and 9-I</p>	

Please note that the water test, final inspection, and punch-out will be coordinated once all units in the same line (stack) have been completed.

**\*\*Unit Owner/Resident Responsibilities Before Work Commencement:\*\***

- All furniture, keepsakes, art, and valuables must be moved at least 4 feet away from the front of the window opening.
- All window treatments, such as blinds and curtains, must be removed from the window opening.
- Any special window coverings and decorative wood trim or moldings must be taken down before window removal.
- Drywall repairs that need to be made to the interior will be left paint-ready, and any painting is the unit owner’s responsibility.

Please ensure that access to your apartment is provided and that your unit is prepared as outlined above.

**\*\*Access Timeline for Units:\*\***

- Access will begin from **\*\*8:00 AM to 8:30 AM\*\*** to start the protection installation at the latest.
- Noise should be expected shortly after the protection installation is completed.
- Work inside the unit is expected to pause between **\*\*4:30 PM and 5:00 PM\*\***.

Additionally, you may request a project update and contractor’s instructions titled “Parkview Point Work Schedule and Workflow Overview.” More information will be shared as we make progress.

Thank you for your cooperation.

## EL PROYECTO DE REEMPLAZO DE VENTANAS

Estimados residentes y propietarios de unidades de Parkview Point:

Estamos avanzando con el proyecto de reemplazo de ventanas, que actualmente se encuentra en la fase de obtención de permisos. Las maquetas de ventanas estándar y curvas han sido aprobadas y pronto entrarán en producción. Puede encontrar la maqueta de ventana estándar en la entrada lateral del edificio, Línea R. La maqueta de ventana curva se encuentra en la parte trasera del edificio cerca del área del muelle de carga en el segundo piso, Línea C. Estas maquetas muestran cómo lucirán las nuevas ventanas.



\*La maqueta de las unidades con balcón está pendiente y se ha reprogramado para la próxima semana debido a las reparaciones en el ascensor de servicio.

Estamos coordinando con South Florida Windows la fase de planificación del proyecto. Estos son los puntos clave a tener en cuenta:

- Se prevé que el proyecto comience a fines de marzo.
- Inicio tentativo en la Línea "I" y avance hacia la parte trasera del edificio (Líneas H, G, F, etc.).
- Un equipo compuesto por ocho (8) trabajadores y un (1) capataz estará en el lugar.
- Días totales para completar el proyecto: 220 días hábiles.

### Trabajo dentro del apartamento. **\*\*Resumen del cronograma:\*\***

Se espera que el trabajo dentro de cada unidad tome aproximadamente tres días; sin embargo, quitar las ventanas viejas e instalar ventanas nuevas tomará un día por apartamento, con la capacidad de manejar tres aberturas de ventanas por día, según las condiciones climáticas.

### Día 1: Protección, Remover Ventanas Viejas e Instalar Nuevas Ventanas:

1. Los contratistas de SFW protegerán los pisos interiores con telas protectoras para atrapar los escombros de la demolición.
2. Proteger la impermeabilización exterior con madera contrachapada (cuando se trate de balcones).

3. Instalar paredes antipolvo para minimizar la exposición al polvo en las unidades.
4. Retirar las ventanas existentes.
5. Instalar nuevos rodillos horizontales.

Para su referencia puede solicitar el documento titulado "Día 1 - Proyecto de ventanas".

### Día 2 - Finalización y acabados interiores

### Día 3 - Abordar los asuntos pendientes

#### SAMPLE OF A WEEKLY LOOK AHEAD:

<b>Monday 03/31</b> Remove and replace windows in units 15-1 and 14-1	<b>Tuesday 04/01</b> Remove and replace windows in units 12-1 and 11-1 Interior finishes on 15-1 and 14-1	<b>Wednesday 04/02</b> Remove and replace windows in units 10-1 and 9-1 Interior finishes on 12-1 and 11-1 Pending Items in 15-1 and 14-1
<b>Thursday 04/03</b> Remove and replace windows in units 8-1 and 7-1 Interior finishes on 10-1 and 9-1 Pending Items in 12-1 and 11-1	<b>Friday 04/04</b> Remove and replace windows in units 6-1 and 5-1 Interior finishes on 8-1 and 7-1 Pending Items in 10-1 and 9-1	

Tenga en cuenta que la prueba de agua, la inspección final y el desmontaje se coordinarán una vez que se hayan completado todas las unidades en la misma línea (pila).

### **\*\*Responsabilidades del propietario/residente de la unidad antes del inicio del trabajo:\*\***

- Todos los muebles, recuerdos, obras de arte y objetos de valor deben alejarse al menos 4 pies del frente de la abertura de la ventana.
  - Todos los tratamientos de ventanas, como persianas y cortinas, deben quitarse de la abertura de la ventana.
  - Cualquier revestimiento especial de ventanas y molduras o molduras decorativas de madera deben quitarse antes de quitar la ventana.
  - Las reparaciones de paneles de yeso que se deban realizar en el interior se dejarán listas para pintar, y cualquier pintura es responsabilidad del propietario de la unidad.
- Asegúrese de que se proporcione acceso a su apartamento y de que su unidad esté preparada como se describe anteriormente.

### **\*\*Cronograma de acceso para las unidades:\*\***

- El acceso comenzará de **\*\*8:00 a. m. a 8:30 a. m.\*\*** para comenzar la instalación de protección a más tardar.
- Se debe esperar ruido poco después de que se complete la instalación de protección.
- Se espera que el trabajo dentro de la unidad se detenga entre las **\*\*4:30 p. m. y las 5:00 p. m.\*\***

Si desea puede solicitar una actualización importante del proyecto y las instrucciones del contratista tituladas "Descripción general del flujo de trabajo y cronograma de trabajo de Parkview Point". Se compartirá más información a medida que avancemos.

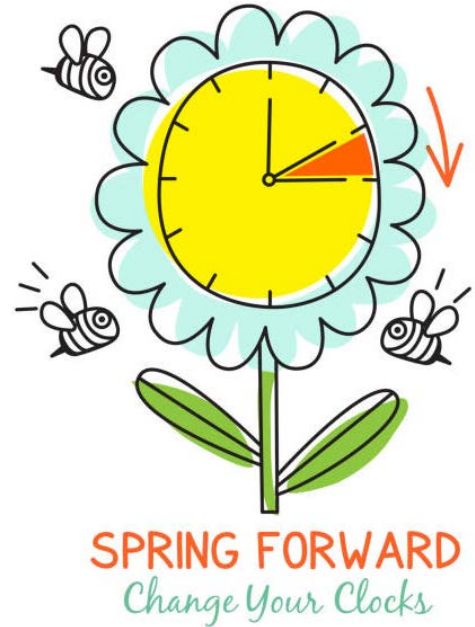
Gracias por su cooperación.

## DON'T FORGET...SPRING FORWARD

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the First Sunday of November.

**Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 9<sup>th</sup>.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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## Strawberry Cheesecake Bites

- 2 tbs graham cracker crumbs
- 1 (8 oz) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 tsps vanilla extract
- 12 large fresh strawberries
- 2 (1 oz) squares semisweet chocolate (Optional)
- 1 tsp canola oil (Optional)

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. Cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe the filling into each strawberry, making sure the filling overflows a bit out of the top. Dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until smooth, 1 to 3 minutes Dip strawberry tips into melted chocolate, then place onto the baking sheet and refrigerate until set.





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