



Burleigh House

Monthly Newsletter

Volume 18 Issue 7

January 2021

BOARD MEMBERS

President..... Craig T. Trester
Vice Pres. Hans-Juergen Klemm
Treasurer ...Dania Trasobares-Llopiz
Secretary.....Elaine Litwin
Director Andrea Romagna
Director Jim Oleksa
Director Greg Kaliman
Director Paul Thatcher
Director Goran Antic

Manager Mercy Alvarez, LCAM

OFFICE HOURS

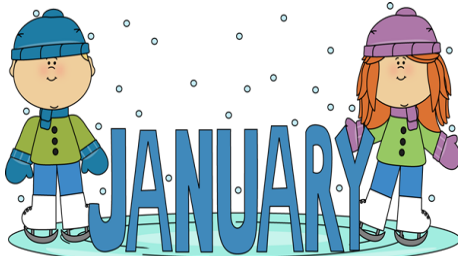
Monday - Friday..... 9:00 to 5:00
Lunch 1:00-2:00 p.m. Closed
Wednesday Closed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

Office.....(305) 866-7314
Fax(305) 866-8733
Security.....(305) 861-1869

BURLEIGH HOUSE

Condominium Assn. Inc.
7135 Collins Avenue
Miami Beach, FL 33141



Published monthly at no cost for Burleigh House Condo Assn. by Coastal Group Publications, Inc. Contact CGP at: 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.



PRESIDENT'S MESSAGE

Dear Burleigh House Neighbors,

We come into 2021 persisting through both personal and global challenges related to the Corona Virus pandemic and I wish all of the Burleigh House community the best for the New Year. In regard to our ongoing remediation projects, we find ourselves with challenges of increasing scope and scale of the work needed to be attended to and with new projects that cannot be ignored. We have made consistent forward progress on the residential tower and garage work while commencing these newer projects and we appreciate everyone's support and patience as we continue.

At the start of 2020 we were still working to complete the last (line 26) of windows on the South Side. Now a year later, the East side will soon be completed with final stucco and paint now being applied to the remaining lines. On the East, we experienced similar challenges as we had on the South, with an increasing amount of balcony and window sill repairs needed. The North Side is proceeding with 2 lines of windows already installed and balcony restoration is well underway. We have had our setbacks this year having to prepare for 3 storms and we were affected by the last tropical storm Eta, but our interior recovery is in progress. As we plan for the West side, we expect it will be challenging in regard to staging, mobilizing and execution while maintaining access to our main entrance door, the storefronts and the courtyard.

For the Pool project, in 2020 we assembled a team of new professionals including a Landscape Architect, Pool Engineer and Life Safety Engineer. Our objective was to develop a project plan suitable to restore the pool and pool deck with needs of our building and to be compliant with current city code. The city permits for the pool box rebuild are near completion, having compared multiple bids for the pool demolition and rebuild and negotiated a best price with our current concrete restoration contractor (GC). Bids are out with 5 contractors for the restoration of the pool deck and we expect to receive the bids back by end of January.

Continued on page 2

President (from page 1)

We are now embarking on work inside the Rooftop Mechanical Room to repair the floor and drainage systems and to replace all the old doors which is allowing water to enter. These repairs will solve some of the leakage problems that have occurred for the past several years in the PH hallways. Tropical storm Eta has exposed several vulnerabilities within our roof system and we are currently researching how make repairs in affected areas. A long term approach is recommended to replace of the entire roof but this project cannot be done until we are finished with the other Building Remediation projects now underway.

The scope of structural restoration work on the Garage levels continues to escalate. It is absolutely essential that all of this work be completed as these columns, beams and slabs support our parking structure, pool deck and the building. It continues to surprise our teams when engineering inspections reveal more and more deteriorating concrete and rebar. Work is being done in small sections at a time and as we move to new sections we are still uncovering deterioration that needs to be repaired including significant work in the perimeter wall. In reviewing past board meeting minutes from

2009 we learned that significant work was recommended by an engineer in the garage levels as a part of the 40 year re-certification, but almost none of the recommended work was either budgeted or completed. Now a decade later we are faced with the reality of having to repair these structures that had been left to further deterioration. Fear not however, as we have a capable team of contractors and engineers in place and all is fixable with the re-build being better with newer materials.

Soon we will have our contractor bids for the pool deck that is the last new large component of the Building Restoration Projects. With more than half of the building concrete restoration complete, we can make a more informed estimate of our overall project costs taking into consideration the expanded scope of work and new projects added. The list of additional Building Remediation project costs includes;

- 1) Expanded concrete restoration of the Tower, Window Sills, Balconies, Fire Escape landings
- 2) Projected cost for concrete restoration for Garage Lev-

Continued on page 3

DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**
any
remodeling
job!

**10%
OFF**
Any
Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 2/28/2021



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

President (from page 2)

- els and waterproofing
- 3) Waterproofing of the Balconies, Fire Escape landings and Penthouse Solarium
 - 4) Pool and Pool Deck Remediation
 - 5) Fire Escape and Exit Doors in need of replacement
 - 6) Additional Engineering supervision costs due to the extended project duration

Please continue to follow the upcoming Newsletters and the Board minutes for further updates on the estimated costs for the building remediation projects.

Inside, our maintenance team continues with the hallway project with a focus on painting the residential doors one floor at a time. As expected and since we decided to carry out this project with our internal team, it is a very slow process having to go apartment by apartment gaining access with the support of Security. The work being done is in addition to the normal maintenance workload, but we will continue until completion.

Overall we hope 2021 to be a very productive year at the Burleigh House and we look forward to our progress as the year unfolds. Wishing all of the Burleigh House community a Happy, Healthy and Prosperous 2021.

Sincerely,
Craig Trester



PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour
Online Advertising
Social Media Posts

Property Website
Customized Email Distribution
Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT HURRICANE DAMAGE?
GET HELP NOW!**

**TIME IS RUNNING OUT
TO GET PAID ON YOUR CLAIM**

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

STELLARADJUSTING.COM

**MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069**

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #PT15224



ALEXANDRA MUNOZ

Owner & Head Trainer

LET'S CONNECT!

(786) 564-3226
Alexandrabmunoz365@gmail.com
@365Abundance
Facebook.com/365abundance

PERSONAL & GROUP FITNESS TRAINING
MIAMI, FL - ZOOM AVAILABLE
ALL FITNESS LEVELS WELCOME
PLEASE CONTACT ME FOR RATES & AVAILABILITY

BLINDS & SHADES

**FREE
SHOP AT HOME
SERVICE**

**WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS**

**FREE
MEASURING &
INSTALLATION**

FAST SERVICE, LOWEST PRICES GUARANTEED!

**20% OFF
Motorized
Shades**
exp. 2/28/21
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS

**VERTICAL TRACKS
REPAIRED**



305-469-8162 WE SHOW UP! 25 Years in Biz

WINDOW CORNER

Window installations are progressing well. On the North, lines 1 and 32 are fully installed. Next steps on those lines are to start exterior flashing around the windows (waterproofing), apply a scratch coat of concrete on top of that, then apply the final stucco layer. Simultaneously, window installations are now starting on lines 3 and 5. It is estimated that windows will be installed on those lines by end of March, after which time lines 34 and 36 installations will begin. The good news is that all major concrete work on balcony lines 1, 3 and 34 is completed. Line 36 balcony work is started. This type of balcony work is a predecessor to window installations.

On the East side, it was decided to add an extra waterproofing layer in the corner between lines 2 and 12, and in between the bedroom and living room windows on those lines where it was notorious for water leakage. There are already 3 newly installed waterproofing layers around the windows and this additional layer should do the trick to keep us dry. The intent is that we will do this same process on all quadrants of the building in this area. This will add time to completing the East tower, pushing the tower work estimated completion to the end of February or beginning of March, but it will be well worth having the added water intrusion protection. Also on the East, our windows that will be replaced in front of the gym and party room are here on site. For safety reasons, the replacement was delayed and will not start until all tower wall construction is completed. Safe separation of work elements is a driver of the timing.

City permitting to apply the final waterproofing to the South balconies is soon to be finalized. More to come when we can start that process that will be done line by line. Our team researched door stops for the balcony doors and soon will be installing a stop located on the ceiling of your terrace. The placement of the ceiling doorstop is a great alternative to placing one on the terrace floor where it could become an obstacle.

Structural column and beam work is progressing in the 1st and 2nd floor garages. There are 16 more columns in the first floor garage that need repairs, mostly minor in nature. More extensive work is underway on the overhead beams on that first floor. The work includes replacing or cleaning rusted rebar, repouring cement where it was crumbling and cleaning or replacing steel holding brackets. As you look overhead



in the 1st floor garage, you can see areas of rusted rebar. All of this is being repaired. In the 2nd floor garage, similar work on the beams surrounding the pool is underway.

As we move through this lengthy and massive project, we discover hidden issues that have been driving the deterioration of concrete and rebar for many years. We tackle every observation, research each one and arrive at solutions that will secure

the building. The project started as a window replacement and tower wall painting! We will end as a safe and secure building, upgraded to new codes & standards and we will fulfill city building re-certification requirements. Our iconic building was a shining star when it was built in 1970. All of us should be proud of polishing this star to its former glory.

Elaine Litwin

One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave.
Surfside, FL 33154

4011 W. Flagler St.
Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

Published monthly at no cost for Burleigh House Condo Assn. by Coastal Group Publications, Inc. Contact CGP at:

T: 305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.