



5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 5

A Newsletter for the Residents of the The Corinthian Condominium Association, Inc.

January 2021

5825 CORINTHIAN Condominium Assoc., Inc.

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FSRsouth.FSRconnect.com/
5825CorinthianCondo

ASSOCIATION OFFICERS

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Treasurer Darielys Llanes
Secretary..... Margarita Mestres
Director Rich Nichols
Director Ozzy Riverol
Director Derrick Attard
Director Peter Miller

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Admin Asst ... Alejandro Hernandez
Alejandro.Hernandez@FSRresidential.com

IMPORTANT NUMBERS

Main 305-865-3506
Fax 305-865-3508
Front Desk..... 305-866-6666
24-hour Cust. Care .. 866-378-1099

OFFICE HOURS

Monday-Friday..... 8:30 AM - 5 PM
Holidays CLOSED

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FROM THE PROPERTY MANAGER

We continue to make improvements to the property, and we want to thank all our residents who have been understanding with the different closures of some areas or had to adjust to temporary changes.

2020 was a remarkably busy year closing the 50-year recertification and working on all the different projects aligned. Little by little we are accomplishing the Board goals to work towards updating and maintaining the property. By now, different preventive maintenance work schedule has been created and we count with an energetic and knowledgeable maintenance team who is ready and able to carry on with all the building common area needs.

As I continue to finalize certain repair work that has been stalled by the city permit department, I am also on a daily basis checking on the elevator repair status, which first was not only delayed because of Covid-19 reasons, but later due to the merge between Premier Elevators and Oracle. The parts needed have already been built and all they need is to get the city of Miami Beach Elevators Chief to set a calendar date for them to be present when the weight check is done to see if the building structure will handle the weight. Just now they have finalized setting a team together to complete the work and are waiting for the City Elevators Chief to respond.

Finally, on behalf of the on-site employees, I want to thank all our residents' generosity during the end of year holidays. Your thoughtfulness was really appreciated, and we wish everyone a healthy and prosperous New Year!

Genovev Mendoza, Property Manager

FROM THE RULES & REGULATIONS

1. GENERAL USE AND OCCUPANCY

- 1.1 Each of the condominium units shall be occupied and used as a private residence with no more than two (2) occupants per bedroom and (1) per den.
- 1.2 Unit owners and/or tenants shall not use or permit the use of their premises or any part thereof for any use which would constitute and immoral,

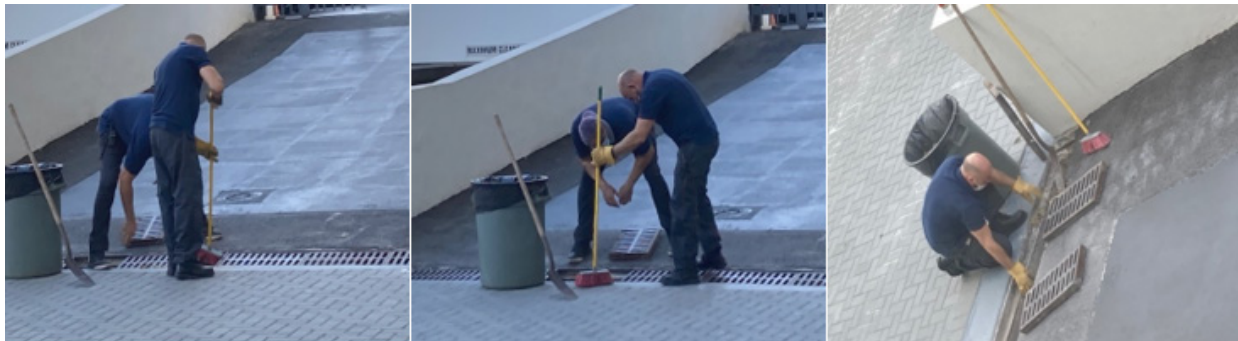
Continued on page 2

Manager (cont. from page 1)

- offensive, or unlawful purpose which would violate any law or governmental rules or regulations.
- 1.3 Monthly **maintenance fees are due and payable on the first day of each month** and shall be considered delinquent on the eleventh day of that month.
 - 1.4 All legal expenses and/or bank charges incurred in collecting funds covered by a returned check will be charged to the unit owner.
 - 1.5 When a unit is to be occupied by guests in the absence of the resident, Management must be notified in writing at least three (3) days in advance of the arrival of said guests and the expected arrival date and duration of stay. Guests must register with the concierge at the start of their visit.
 - 1.6 Resident(s) shall not be permitted to occupy a unit until Association approval has been obtained in accordance with the Declaration.
 - 1.7 No separate part of any unit may be rented.
 - 1.8 No trade, business, profession, or other type of commercial activity may be conducted in or from any unit.
 - 1.9 No unit may be divided or subdivided without the authorization of the Association.
 - 1.10 A Resident may not permit anything to be done to or kept in the unit which increases the Association's insurance rates on the unit, the common elements, or any portion of the condominium, or which will obstruct or interfere with the rights of residents.

PROPERTY MAINTENANCE & PROJECTS

The maintenance team was out cleaning all property drains as a preventive maintenance project.



Continued on page 3





Commissioner
Eileen Higgins
District 5



"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

C A L L - E M A I L - S O C I A L

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COVID-19 RELIEF

See a full list of relief programs for individuals and businesses at bit.ly/covid19reliefprograms

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Get most recent D5 updates by emailing district5@miamidade.gov.

 @CommishEileen

 /CommishEileen

Manager (cont. from page 2)

The 2nd floor East door has a lot of traffic and gets a lot of wear and tear. Whenever you see a problem, please report it to the front desk, so they can open a maintenance ticket for our maintenance team to solve promptly.



The Janitorial staff has also done the quarterly shampooing of the carpets in all common areas.



The pavers project that took a long time to get permits and city approval, it has finally been completed, all inspections passed, and finally the permit closed; This right after the closing of the pool permit and car port roof. Thank you for all your patience while we

dealt with the city bureaucracy and disorganization.

BEFORE

Continued on page 4

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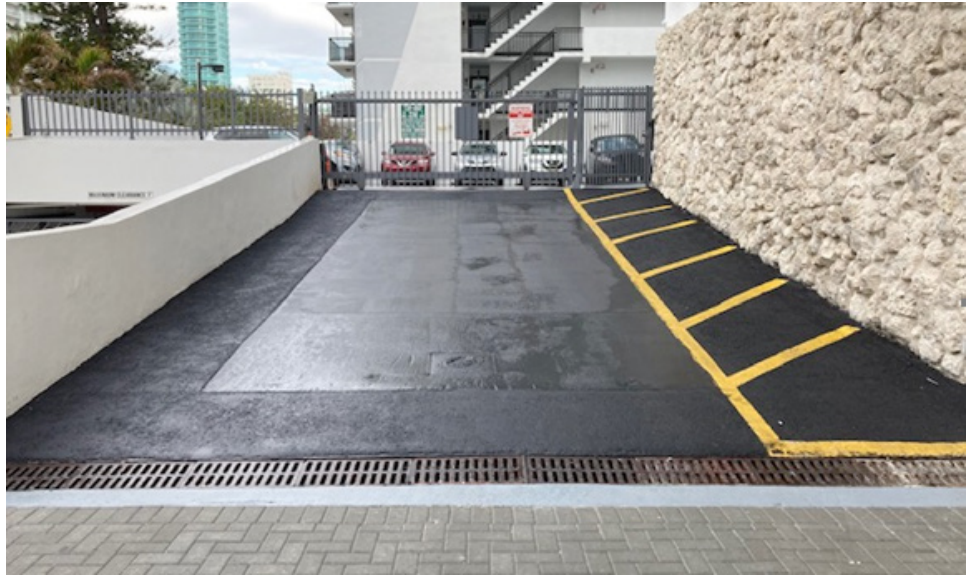
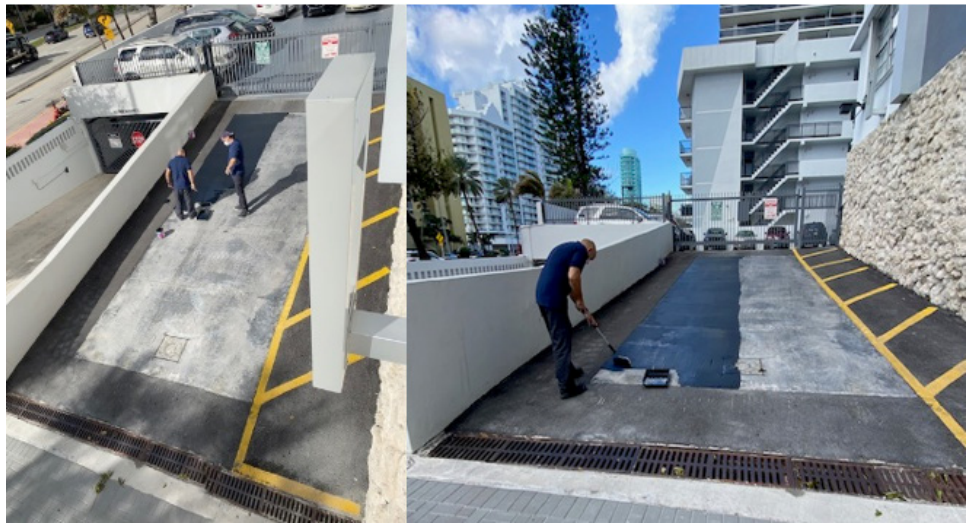
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Manager (cont. from page 3)

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AFTER

In order to stretch our funds and save, our own in-house maintenance team was not only assigned to install the fence all around the plants as required by the city, but they also repaired the cement between the pavers, painted the curves, painted the ramp, and will soon seal the new pavers.

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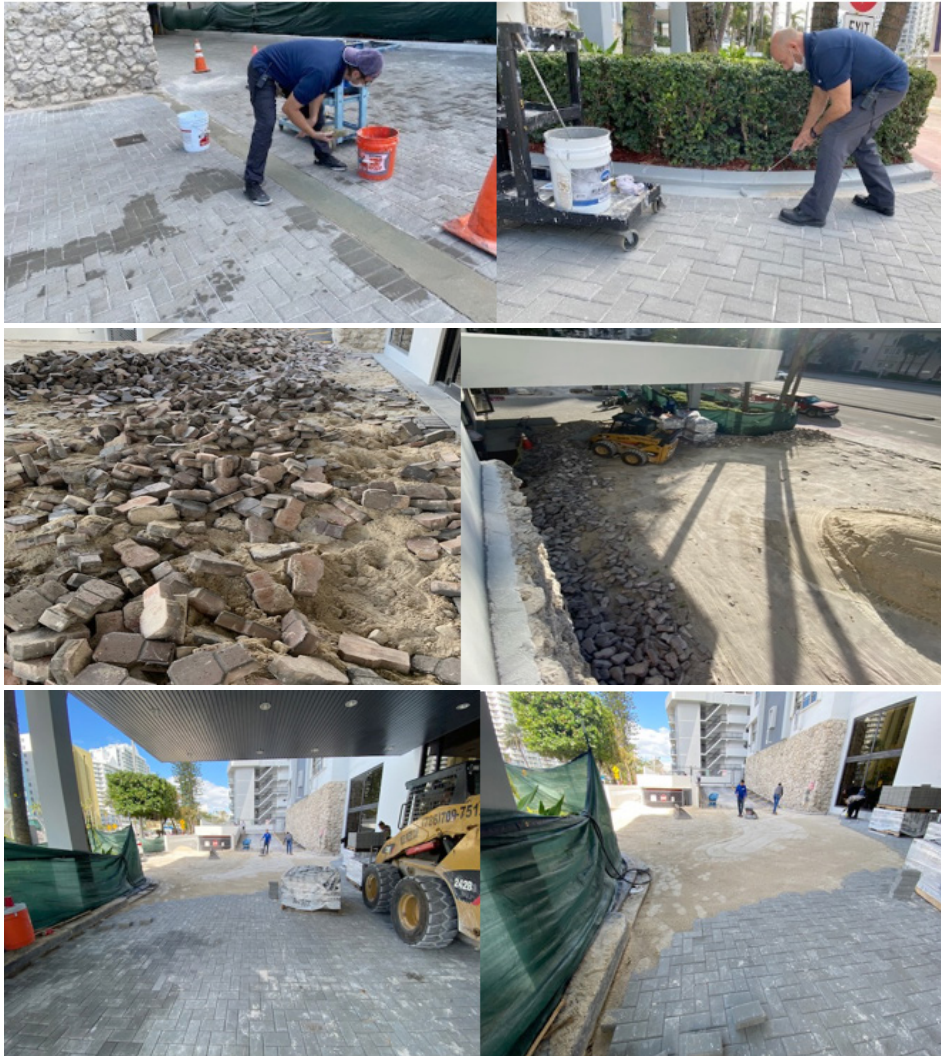
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Manager (cont. from page 4)**COMPLETED****REMINDERS**

- **Maintenance Payments** – Maintenance payments are due the 1st day of every month. Checks received by the office on the 11th day of the month or after are already late and subject to late fees. Please set up a reminder for yourself, so you do not incur in late fees, which are automatically charged to your account.
- **Packages** – It is important that packages are collected within 24 hours of receiving the notification. Please remember that we have very limited storage.
- **Valet** - We only have one valet per shift, who besides parking vehicles, he also helps as bellman. Please be patient when waiting for him to come back. Valet and bell service are provided to all residents, but it is customary to tip the employees when you use the services.
- **Valet** – When you do not find a parking space for your second vehicle and you need to leave it for valet to park, you **MUST** leave the keys at the front desk. Valet hours are from 7:00 am to 11:00 pm **ONLY**.
- **Fobs and vehicle decals** – If you do not have a fob or a decal in your vehicle, please call the management office to purchase one. Alex will be happy to assist you.
- **Pool** - Pool hours are Sunrise to Sunset **ONLY**.
- **Bulk Garbage and Recycling** – If you have bulk garbage, the City of Miami Beach has a site where they allow once per month for you to drop your bulky items for free. Christmas trees are considered **BULK** trash and cannot be left in the trash room. February 6 & 7 is the next time you can do it.

Continued on page 6

Manager (cont. from page 5)**FREE BULK DROP-OFF: First Weekend of Every Month**

Residents may take bulk trash to one of the locations listed below from 8:00 a.m. to 6:00 p.m. Proof of Miami Beach residency is required (formal identification with a Miami Beach address and/or a utility bill accompanied by a photo identification).

Please **DO NOT** dispose of chemical or hazardous materials, tires, paints, or car parts into the dumpsters. Contact the **Sanitation Division** at **305.673.7616** for more information.

Free bulk drop-off locations:

- 140 McArthur Causeway (Terminal Isle) **New location**
- 75 Street and Dickens Avenue

2021 Weekend Calendar:

January 2 and 3
 February 6 and 7
 March 6 and 7
 April 3 and 4
 May 1 and 2
 June 5 and 6
 July 3 and 4
 August 7 and 8
 September 4 and 5
 October 2 and 3
 November 6 and 7
 December 4 and 5

Wearing a mask is still mandatory while in the Corinthian property and in all common areas.







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