



**Grandview Condominium**  
**5900 Condo Association, Inc.**  
5900 Collins Avenue  
Miami Beach, Florida 33140

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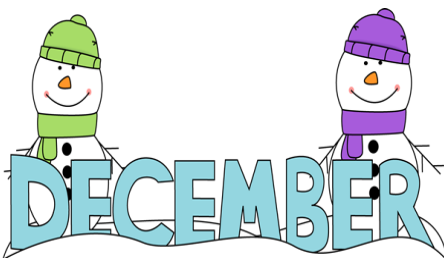
**Property Mgr.** ..... Ingrith Guerrero  
**Maint. Sup.** ..... Yoandry Varela  
**Maintenance** ..... Hector Diaz  
**Front Desk Lead** .. Concepcion Melian

**IMPORTANT NUMBERS**

**Main** ..... 305-866-8608  
**Security** ..... 305-868-4958  
**Maintenance** ..... 305-866-8608  
**Fax** ..... 305-866-3323  
**Valet Supervisor** ... Mariano Alvaro  
**Concierge** .. Concepcion Melian-Ferran  
**Groundskeeper/Maint.**... Luis Reque

**Newsletter Editors**

Ingrith Guerrero & Sidney Elkin



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**Change in Maintenance Fees**

Dear Unit Owner(s),

As we draw closer to the end of the year, we would like to remind you that the maintenance fees have incremented for 2020.

If you are enrolled in auto debit through ClickPay all you need to do is ensure that you have selected the option to debit the "FULL AMOUNT DUE". This will ensure automatic adjustment on the account.

If you mail out checks for your payments, please note that FirstService has changed the mailing address for Assessment Payments. The new mailing address is:

5900 Collins Avenue Condominium  
C/O FirstService Residential  
P.O. Box 62061  
Newark, NJ 07101

If you pay your assessments through your bank's Online Bill Pay feature, please log in to your online banking account and update the payee's address to the one listed above. **Do not forget to include your account number.**

Should you wish information on what caused the increment, please read below:

Management would like to take this opportunity to point out the hurdles that have impacted the 2020 budget:

- **Multi-Peril Insurance:** There has been a significant increment in insurance policies:
  - o Property policy nearly doubled in price from \$105,000 to \$209,000
  - o The rest of the policies saw an average of a 15 % increment
  - o Glass Policy was upgraded from 250K coverage to \$1M. Increasing the policy by approximately 25%.
- **Alarm System Contract:** The alarm system at the Grandview is now considered obsolete and the replacement cost is approximately \$400K. The Association has opted to keep the current system as it is in proper working order, but the contract to service it has changed. The Association was offered two levels of service one including labor the other without. The association opted to include labor and this affects the originally budgeted amount by \$7K.

**Maintenance Fees** (cont. from page 1)

- **Wages:** The current staff at the Grandview has made significant changes in our Association and in order to be competitive in a market with low unemployment rate and increased living costs, an adjustment had to be made that impacted our budget.

We would like not only to point out the negative impact but bring to your attention some of the projects/improvements that have occurred in 2019 and are currently ongoing at The Grandview:

- Installation of all new landscape on the front and sides of the building and created rest areas by marina
- Completed repairs to water fountain; now just waiting for beautification in order to run it.
- Installed new water heater for pool and jacuzzi, new pump for jacuzzi, replaced a chemical feeder for the pool and installed new computer.
- Cleaned out sewer drains on South Tower all the way to the main city manhole
- Replaced furniture in main lobby terraces and repaired and sealed coral stone floor.
- Worked on terrace planters by removing weeds and placed new plants and drip lines.
- Replaced all insulation of the individual a/c units to prevent sweating and leakage
- Repaired elevator floors
- Replaced carpet in the multi-function room with laminate flooring
- Placed concrete behind trash rooms to prevent mud runoff
- Repaired pavers in exit ramp
- Repaired concrete on exit and entrance of P2 level
- Completed repairs to non-functional fire backflow (prevents contamination of city water)
- Installed shower area by kayak rack for resident's convenience and foot wash station by entrance on P1 south side exit
- Installed LED lights to improve illumination in handicap area and marina
- Replaced ventilation fans in the parking garage and extended generator exhaust to avoid the CO2 contamination that was occurring in the lobby

- Repaired damaged pool lounge chairs.
- P1 Gates and pedestrian gates were replaced
- Repairs to the marina

The list above is not inclusive of all repairs that have occurred during 2019, it is just a sample of the repairs that have stood out.

Keep in mind that these improvements have been successful in large part due to the staff and the diligent work by the Board of Directors who have proceeded with the improvements without posing a detrimental impact on the yearly budget in order to provide all Unit Owners with a safe and attractive place to call home.

Regarding the second special assessment there have been some delays with regards to the Architect, Project Manager, City Permits, etc. However, we expect to begin the main project (renovation of the lobby) in the first quarter of 2020.

Lastly, the Association wishes to express its thanks to all members of the Community for demonstrating a great attitude, enthusiasm and patience throughout the developments around the property.

Sincerely,  
The Board of Directors  
At 5900 Collins Avenue Condominium Association



Commissioner  
**Eileen Higgins**  
District 5



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## Grandview Renovation Update

A recent meeting with the Architect, Interior Designer, Project Manager, Design Committee Representative, Building Committee representative, and a Condo Board member was held to make refinements in the first-draft architect drawings to ensure that the proposed renovations are within the budget. Here are some highlights:

**MULTI-FUNCTION ROOM KITCHEN:** The kitchen layout and specific type of appliances were selected. A microwave/convection oven will be installed rather than a stovetop since the kitchen is not set up for cooking, only reheating. At a later date, the Board will decide the refrigerator and microwave and purchase it individually rather than through the contractor to avoid the mark-up. The installation of the sink will take place where the current sink is located. The kitchen will have white cupboards with mill-work details and a closet with sliding doors.

**LOBBY LEVEL HALLWAY:** The columns in the hallway will be covered using vinyl instead of wood for durability. The hallway, lobby, corridor, bathrooms, and sitting rooms will have new tile flooring. Options are being explored in regards to the ceiling options. Due to the number of pipes that run through the lobby hallway it may be best to install a new acoustic tile system instead of drywall so that there is easy access to the pipes. The possibility of enlarging the Manager’s office is being considered.

**VALET SPACE:** The Designer and Architect are working on a valet space connected to the lobby with drywall & frosted glass partitions. The area will have a service window for the residents and a bench for convenience while waiting.

**PAVERS AND EXTERIOR SIGN:** The pavers in the driveway are going to be replaced. To avoid the sliding of the pavers, as it has occurred in the past, a design with mortar set pavers will be done to prevent paver movement on the driveway. The exterior building name sign will be constructed of aluminum with a steel tube structure to support letters and backlight. We will consult with the City in an attempt to move the monument sign closer to the street for better visibility; this will allow drivers to see the entrance in time to turn into the driveway.

According to Ingrith Guerrero, Property Manager, the first draft of final architect drawings is expected by December 20; and will go to the contractors for bidding. The permit set should be delivered by Mid-January. The Association will commence the permit process with these drawings, and when a contractor is selected, an amendment will be made to advise the City.

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## New Valet Parking Policy

The Grandview Board of Directors has adopted a new policy imposing Valet parking fees for non-resident parking. Due to limited parking spaces, the Board decided to charge non-residents charges for parking.

Visitors, including service vendors, will receive up to one-half hour of free parking; after that time, there will be a flat daily parking fee of \$5.00 regardless of the amount of time spent on the premises. In/Out will not be allowed.

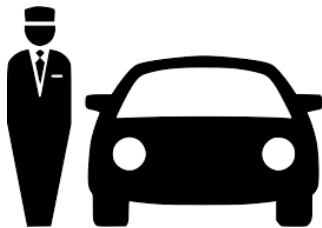
Overnight visitors will be charged \$12.00 with In/Out privileges.

### Valet Hours of Operation:

Sunday - Thursday: 7am to 11pm  
Friday and Saturday: 24 HOURS.

After hours requires Self-Parking in spaces indicated by Front Desk personnel. The vehicle key must be dropped off at Front Desk after parking.

The Board and Management believe that this new policy will serve the needs of owners and residents.



**Happy Holidays**

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## Residents Must Pick Up Packages When Notified

With the vast increase in the number of delivered boxes during the Holiday Season, Grandview Manager, Ingrith Guerrero, is reminding residents that it is critical to retrieve packages when notified of their delivery.

The holding space for boxes is limited, and front desk personnel challenging to navigate this flow of packages.

The Manager also wants to explain the size limits on boxes delivered to residents. The Condo can only accept delivered packages measuring a maximum of 3 ft. X 3 ft. X 3 ft. to be placed in the package room.

Larger deliveries must be earmarked for delivery directly to the apartment unit. Residents must be present to accept the delivery of larger parcels. If the resident is not present at the time of delivery, they should retrieve the package when they return within the same day, unless they allow the parcel to be placed directly in the Unit.

Delivered parcels must be addressed in the name of the resident with the proper Unit number. Guests are not allowed to receive or pick up deliveries; only the registered resident may accept delivery. Deliveries with a wrong resident name or Unit number WILL BE RETURNED.

Residents returning a package MUST NOTIFY the shipping company and request the pickup since some shipping companies will refuse the pickup if not requested by the resident.



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### Snowball Cookies

- 1 1/2 cups (3 sticks) butter or margarine, softened
- 3/4 cup powdered sugar
- 1 tablespoon vanilla extract
- 1/2 teaspoon salt
- 3 cups all-purpose flour
- 2 cups semi-sweet chocolate mini morsels
- 1/2 cup finely chopped nuts
- Powdered sugar



Preheat oven to 375° F. Beat butter, sugar, vanilla extract and salt in large mixer bowl until creamy. Gradually beat in flour; stir in morsels and nuts. Shape level tablespoons of dough into 1 1/4-inch balls. Place on ungreased baking sheets. Bake for 10 to 12 minutes or until cookies are set and lightly browned. Remove from oven. Sift powdered sugar over hot cookies on baking sheets. Cool on baking sheets for 10 minutes; remove to wire racks to cool completely. Sprinkle with additional powdered sugar, if desired. Store in airtight containers.

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