



The Grandview Condominium Association, Inc.

Volume 7 Issue 2

July 2019

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

BOARD OF DIRECTORS

President..... Robert Hetzler
Vice President .. Peter Aguirrebena
Secretary Jamie Zamudio
Treasurer Carolina Rolim
Director Luciana Gortari

PROPERTY STAFF

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



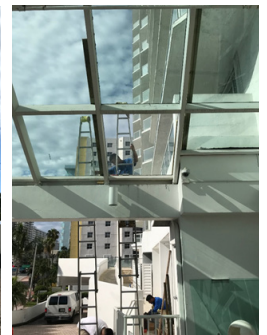
Published monthly at no cost for The Grandview Condominium by Coastal Group Publications, Inc. Contact CGP at (305)981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

Second Special Assessment Projects Update

Dear Owners:

In an attempt to keep you up to date on all the projects relating to the second special assessment, we intend to update this listing on a monthly basis. Here is the current month update on the projects:

- **Roof:** Repairs have completed to the flashing, the electrical pitch pans have been filled in to prevent leaks, the individual a/c unit condensing lines have been properly insulated and a few cracks have been repaired.
- **Porte-Cochere:** The broken glass has been repaired. We are pending to remove and install new caulking in order to proceed with the Electrostatic paint. We are currently working on removing and installing new caulking:



- **Gates:** First half of the cost was given to the contractor. They are already manufacturing the gates and will be ready for painting next week. We are looking into the possibility of making this a rolling gate instead of a swing gate, due to potential security breaches with the current system



Have gate slide that way behind container.

Remove concrete structure and fan, level floor and add pavers

Contractor proposed to expand concrete to gray area and move motor where indicated by arrow. Handrail will have to be removed and new put in place.

Special Assessment (cont. from page 1)

- **Landscape:** Nixia’s Exotic Plants has commenced the project. They have removed the landscape in the front and a portion of the back. The work will continue this week and should be completed by end of week or early next week. The inspiration for the design was drawn from the Blue and Green Diamond. In order to stay within budget we had to start with smaller plants that will grow together as you see on the north and south entrances where originally smaller plants were placed.



We have requested to remove the old clusia that is there and place new clusias all along where you see the red arrows.

- **LED lights:** Vendor is still searching for 360-degree lights for stairwells and trash rooms. In the meantime, he has brought in samples for gym which have been placed. We will be changing all gym lights and placing new acoustic tiles.



We requested for the palm to be moved about 16” north, closer to the walkway to allow more room for future bench.



We have requested to add clusias in the areas indicated by arrows to create a visual barrier from the trash room and not allow for residents to enter through that area. There are tripping hazards there that we wish to block off.



- **Security Cameras:** Management along with Maintenance are working on obtaining updated bids. The current budget includes replacing all current cameras to new cat6 system vs. analog. We will also be expanding the view on some of the cameras to avoid blind spots. There will be additional cameras added to the system. We have received proposals from 2 different companies and will be seeking for one more company to bid.
- **Fountain:** Two weeks ago, Management with Hillman Engineering with regards to the fountain. They suggested that perhaps the best course of action would be to get it working in order to be able to see all the plumbing and mechanical deficiencies before spending the money on the beautification of it. Rosmel Pool, All Florida Pool, and K.A. Star Plumbing were contacted to come out and provide estimates for the repair of the mechanical/plumbing portion of the fountain. The estimates have come in within budget.
- **Fob System:** We have obtained two updated quotes, which are being evaluated and we are looking for a third vendor to provide estimate.
- **Lobby/ Bathrooms/ Multi-Function Room/ 18th Floor**

Continued on page 3

HURRICANE IMPACT WINDOWS & DOORS
Fabricators Made In Usa
 Florida Federal Pace Program Certified

100% Finance Available
NO MONEY DOWN
CALL FOR A FREE QUOTE



ROBERT CALDEVILLA 786.260.9324
LIZETTE MONTY 305.216.6400

Specializing in Residential, Commercial & Property Management for over 30 years in Miami & Miami Beach

Miami Beach Condos ~ Sales & Rentals



LIZETTE MONTY
 Licensed Real Estate Broker
305.216.6400
lizettemonty@marlinrealestate.com

Special Assessment
(cont. from page 2)

Terraces Renovations: The Project Manager is in the process of assisting in evaluating architect. There are 8 architects that have come out to bid for the project. They are expected to provide their estimate by August 4th.

- **Marina:** This is another project that will be handled by the Project Manager. In order to assist we have reached out to a couple of vendors to come out and update their estimates.
- **Driveway:** This project will be at the back end of the projects to prevent damage from all the contractor traffic that we are expecting.
- **Monument Sign:** This requires proper City of Miami Beach permitting therefore it will be handled by the Project Manager.



stellar
Public Adjusting Services
Professional Insurance Claim Representation

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

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**



License #PT15224

STELLARADJUSTING.COM

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.

RJ
ROSA JACQUELIN
Elite Miami Homes
WWW.ELITEMIAMIHOMES.COM

WHAT COULD YOUR HOME SELL FOR?
TEXT "VALUE" TO 786.239.1283

"Love Where You Live!"

BLINDS & SHADES

FREE SHOP AT HOME SERVICE | **WE BEAT ANY ESTIMATE** | **FREE MEASURING & INSTALLATION**
BLINDS, SHADES, SHUTTERS

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19 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

ARLENE TERRINONI
PROFESSIONAL REALTOR

United Realty Group

LET ME SELL YOUR CONDO FOR YOU!

YOU WON'T FIND **ANYONE** WHO WILL WORK **HARDER** OR MORE **PROFESSIONALLY** TO GET YOU THE **MOST MONEY**, THE **QUICKEST** SALE AND THE **FEWEST** PROBLEMS

I WILL COMPETE... PRICE...SERVICE...INTEGRITY

CALL TODAY!
305-321-1011
aterrinoni@yahoo.com



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES
305.974.2628

Contact@Davila-Construction.com



24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling

ASK FOR OUR CONDO UPGRADE PACKAGES!



Miami-Dade Commissioner

Eileen Higgins

District 5



Our office is here to serve you. For assistance,
please feel free to reach out:

www.miamidade.gov/district05 | district5@miamidade.gov

/CommishEileen 305-375-5924 @CommishEileen

DIAMOND **REMODELERS**

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

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

REMODELING • INSTALLATIONS

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



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- 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 8/31/2019

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