



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

**BOARD OF DIRECTORS**

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**PROPERTY STAFF**

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

**IMPORTANT NUMBERS**

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**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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## 2020 Condo Business Action Plan

Each year the Grandview develops a list of repairs, maintenance and improvement projects which need action and are not included in the current year's budget. Some of these items were considered as part of the past and current five-year plans, based upon the Reserve Study.

Property Manager, Ingrith Guerrero, reviewed an extensive list of repairs and replacement of building elements which require the attention of the Board. Some of these more urgent projects include:

- Stairwell Pressurization test proposed by Siemens.
- Concrete Spalling in trash and pool pump rooms.
- Hole in roof above exit ramps.
- Additional drain and door replacement at North Tower stairwell.
- HVAC South Tower mother board needs replacement.
- P1 floor drain needs to be unclogged.
- Electric pallet jack to replace manual pallet jack; containers weigh 500 pounds.
- Electrical surge protector.
- Spa wall leaks at main drain; Resurface jacuzzi.
- Pool deck drain leak; pool leak at pool gutter; repair pool deck floor.
- Painting garage pipes; project already started.
- Domestic water pump/variable frequency drive.
- Generator room and garage exhaust intake for fresh air intake.
- Replace FPL transformer room door.
- Replace hydraulic arms on common area doors. On going.
- Unit 606 balcony damages; work in progress.
- Pool pump room floors and insulation. On going.
- Replace hurricane shutters 1804 and 1806; removed during building repairs.
- 18<sup>th</sup> Floor door replacement.
- Seawall cleaning to extend its life.

# Grandview Renovation Report

At the March 10 Condo Board meeting, Ingrith Guerrero, property Manager, announced that the permit application for the interior renovation work was to be submitted to the city of Miami Beach on Wednesday, March 11.

At the suggestion of the contractor, the Board of Directors voted to employ the services of an Expediter to help shorten the permit granting process. The Expediter possesses the expertise and experience to explain the architectural plans and address any technical issues and questions presented by the city.

The construction committee March 10 meeting discussed the status of the following renovation topics:

**SECURITY CAMERAS:** After a property walk through, Hillman Engineering, will schedule First Services and Ideal Tech Services to create the scope for the placement of cameras.

**FOUNTAIN:** Awaiting site visits from two pool/fountain contractors for a cost quote.

**LED LIGHTS:** Yoandry, Condo maintenance supervisor and his crew will install the LED lights.

**PORTE COCHERE:** Repairs completed; awaiting contractor to clean windows.

**18<sup>th</sup> FLOOR EMERGENCY GATES AND DOOR:** Replacement for each tower still open.

**HANDICAP EXIT FIRE DOORS:** Awaiting vendor visit and pricing.

**ROOF REPAIRS:** Awaiting vendors visit.

**PLUMBING DEFICIENCIES:** Vendors are to visit site this week.

**SIDE ENTRANCE GATES:** Price quotations are on the way.

**SURGE SUPPRESSION AND LIGHTENING ROD:** Cost quotes are being developed.

Some of these items are covered by the First and Second Special assessments. The bulk of the additional improvements and repairs would require budgetary adjustments or other sources of funding. The Board will have to consider each project on a case by case basis.

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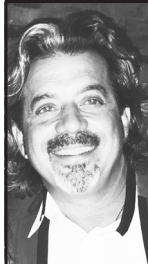
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## Fire Alarm, Detection and Voice System

Because The Grandview fire alarm detection system is obsolete and replacement parts are no longer available, the Board of Directors must seek a replacement.

Siemens Industry, the current service provider, has submitted a detailed proposal for an upgrade of the existing Siemens fire alarm system. The new advanced fire alarm version would utilize the existing devices, cabinets, wiring and appliances. This will facilitate efficient replacement without serious disruptions since new components will be installed within existing cabinets.

The proposal would cost \$185,000 but because a new Miami Beach Fire code now requires speakers to be installed in each bedroom of the 122 Condo units, the total cost will be about \$300,000. Currently there is only one speaker inside the apartment hallway.

Since these expenses are not included in the current year's Condo budget, the Management and the Condo Board will proceed to finalize the costs to bring the fire alarm system up to the new code and to pursue financial sources for payment.

A May 29, 2020 is a target date for resolving this important project.



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## Water-Saving Tips

As part of a community, it is vital that all residents be proactive in reporting leaks so that management can address them immediately and eliminate any potential damage that may be caused by leaks. The following is a list of tips that management is suggesting for all residents to put into practice:

- Check faucets and pipes for leaks.
- A small drip from a worn faucet washer can waste 20 gallons of water per day. Larger leaks can waste hundreds of gallons.
- Don't use the toilet as an ashtray or wastebasket.
- Every time you flush a cigarette butt, facial tissue or other small bits of trash, five to seven gallons of water is wasted.
- Check your toilets for leaks.
- Put a little food coloring in your toilet tank. If without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install. The Maintenance Staff will install flappers at no cost.
- Take shorter showers.
- One way to cut down on water use is to turn off the shower after soaping up, then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.
- Turn off the water while brushing teeth.
- Use your dishwasher and clothes washer for only full loads.



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