



**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



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New Board of Directors and Budget Update

Management and the Board would like to take this opportunity to provide you with the details of the Annual Meeting scheduled for November 12th, 2019 and the Members Meeting and Budget Meeting held yesterday, Monday, November 18th, 2019:

- The Annual Meeting scheduled for November 12th, 2019, did not take place. The quorum requirement of 63 members present, either in person or via proxy, was not met.
- Since only five (5) candidates provided notice that they wanted to run for election to five (5) open positions, they automatically assumed the five (5) open Director positions.
- During the Board of Directors Organizational Meeting, the Board voted on the following positions:
 - ▶ Robert J. Hetzler - President
 - ▶ Jaime Zamudio - Vice-President
 - ▶ Carolina Rolim - Treasurer
 - ▶ Luciana Gortari – Secretary
 - ▶ Boris Pesetskiy – Director
- For the Members Meeting held on November 18th, 2019, the Association received a total of 72 proxies. The membership met quorum. The proxy was to vote on whether the Association should Waive Reserves or Collect Reserves.
- Fifty-nine (59) members voted for the Waiver of Reserves.
- Thirteen (13) members voted Against the Waiver of Reserves.
- Based on votes received via proxy by the Association, the Board of Directors adopted the 2020 Budget without Reserves. There were no changes in the budget from the time the mail-out was to the time of the meeting. Therefore, the budget adopted is the same as was sent out in the packages.
- The maintenance fees have incremented by approximately 6%, and the increment is mainly due to insurance increment (nearly doubled), increase in Alarm System Contract, and Wages.

Please make sure you adjust your payments accordingly by December 31st, 2019. As we near the end of the year, another email will go out, reminding the owners of the rate increment and adjustment.

Should you have any questions, do not hesitate to contact the Management Office.

Yoandry Varela, Grandview Expert Keeper

Grandview owners and residents may have wondered how this large building with complex mechanical systems is kept operational and in good working order. The Condo is fortunate in having Yoandry Varela as Supervisor of Maintenance who keeps The Grandview's machinery and equipment in a superior operating condition.

Yoandry arrived here in May, 2017, from his position at The Continuum, a luxury 40-story condo at South Pointe Drive, Miami Beach, also managed by First Residential.

He came with special training and experience in air conditioning and electrical equipment. He reports that he is a certified air conditioning technician having worked for a company that did electrical work in new construction. He has completed a variety of maintenance courses. When asked about the special challenges at The Grandview, he said that the lack of maintenance to the mechanical room, plumbing, electrical and roofing elements needed attention. He said, "the work here does not differ from previous positions."

He was asked about projects performed which saved The Grandview significant funds. He cited the following: Changing the pool and Jacuzzi heaters; Converting the garage light fixtures to LED, which required rewiring, to eliminate the transformer; installation of photo cells in the garage in order to power down some fixtures during the daytime; repairing the Marina deck.

His future plans for special projects include converting trash rooms' light fixtures to LED and installing motion sensors; conversion to LED lighting on the stairwells to reduce electricity consumption. He is devising plans to sub meter the pool and Marina water usage in order to avoid sewer charges for water which does not enter city sewers, since sewer fees are higher than water charges.

Yoandry is married and has two children, Samantha and Yoandry, Jr. Yoandry explained that he "loves to work on anything that has a motor." For recreation he enjoys water sports.

The Grandview has the advantage to have Yoandry as Supervisor of Maintenance since he has a wealth of experience and is able to undertake creative projects which save the Condo Association much money.

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Remodeling/ Renovation Delays

Ingrith Guerrero, Grandview Manager, issued a detailed explanation for the delay in the proposed renovation projects. The Project Manager, Hillman Engineering was selected in May and the first obstacle occurred in choosing an architectural firm to complete construction drawings for city permits and contractor bidding. Six architects were requested to submit bids for the drawings but these firms were concerned that the project budget was insufficient to cover the cost of the lobby, multi-function room and bathrooms as well as the security system cameras, landscaping, monument sign, water fountain, marina and other listed items.

Management indicated that the Condo Association was only requesting drawings for securing permitting and not drawings for the entire building. With this refinement, bids for architectural drawings were submitted and the Rukan firm was selected and began drafting the drawings in September. Because the Condo does not have “as is” blue prints and none of the existing architectural drawings are digital, and “are not sufficiently clear”, it may be necessary to acquire a new survey. It is expected that the Architect will complete the drawings within the next two weeks and will aid the Project Manager in submitting them to the city. Meanwhile the Project Manager will be selecting contractors for submission to the permitting department but the permitting time frame is unknown. Interior work will begin once permits are issued.

To expedite the process, the Architect will produce separate drawings for the water fountain and monument sign so that one of these projects could start in case there is a delay in one of these permits. Despite the delays, Condo owners and residents should be aware that certain renovations have already been accomplished by the Condo maintenance staff and did not require permits or Project Manager oversight. These include: Electrostatic metal painting of railings on lobby level terraces; LED lights installed in garages; Landscaping front, sides and rear of property; New gates on P1 level; Porte Cochere repair, caulking and electrostatic painting of supports; New flooring in Multi-function room; Temporary repair of all damaged elevator flooring which will be replaced at the end of the remodeling work.

The Project Manager has forecast that the renovations will begin in the first Quarter of 2020 and completion is expected in 6-8 months. The Condo Manager and Board of Directors extend their appreciation for the patience and understanding of owners and residents for these delays in making the renovations.



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Changes in Plastic Recycling

Because China has imposed limits on the quality and quantity of plastics they will accept for recycling, it is necessary to remind Grandview residents of the rules for proper recycling of plastic items.

- Only plastic containers with narrow necks, with or without caps, including milk, water, juices, sodas, detergent, shampoo, bleach and food containers are now recyclable.
- Fruit, vegetable, dairy, bakery and meat containers are no longer recyclable.
- Asceptic/gable top containers for

milk, juice and juice boxes are proper for recycling since they are cardboard covered by a coating of polyethylene.

- Plastic bags are not recyclable but can be returned to some supermarkets for bag recycling.
- If recycling materials are kept in plastic bags, empty the items into the bin but do not deposit plastic bags in the recycling bin.

By proper recycling, residents help in disposing of waste materials which helps in reducing waste taken to landfills. Reducing the use of disposable

water bottles is an important step to aid in diminishing plastic throw aways. It has been reported that 69% of plastic bottles don't get recycled. Using reusable water containers is suggested as one way to reduce plastic waste.

Recycling container are located at each elevator on the P1 and P2 levels. Bins marked "GARBAGE" will also be found at the P1 and P2 locations where residents may dispose of any items which are not suitable for recycling.

Condo Management and cleaning staff appreciate your cooperation.

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