



Burleigh House

Monthly Newsletter

Volume 17 Issue 2

August 2019

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OFFICE HOURS

Monday - Friday..... 9:00 to 5:00
Lunch 1:00-2:00 p.m. Closed
WednesdayClosed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

Office..... (305) 866-7314
Fax (305) 866-8733
Security.....(305) 861-1869

BURLEIGH HOUSE

Condominium Assn. Inc.
 7135 Collins Avenue
 Miami Beach, FL 33141



Published monthly at no cost for Burleigh House Condo Assn. 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.

President's Message

The building project continues on the East Side with the excavation of the deteriorated Pool Deck area between the pool and the building, Pool Surfacing, Pool Box and some it's the structural columns. This work is being supervised by Bunker Structural Engineering and being performed by our contractor GC Construction. In parallel, window installation continues on the South Side and stucco and balcony work is underway on the East Side. Our second window order is scheduled for delivery near the end of September.

As discussed with our engineers in the July Board meeting, there have been significant changes in the scope of the project since its inception as we continue to discover additional areas needing restoration which have been uncovered during the production phase of the project. Most of this new work was unpredictable at the onset of the project, but is necessary for long-term safety and preservation of the BH.

Soon we will be making a new cost estimate for the building project --taking into consideration the change in scope of the project including the balcony tile removal, balcony repairs and estimated concrete restoration work based on current progress.

Continued on page 2

Annual Meeting Date Change

The Board is requesting your approval for a change in the date for the Annual Meeting and Board Election from December to March. This will help the Board and Staff defer the activity of an election during the busy December Holiday season and allow more time to work on the following year's Budget, etc., plus allow unit owners more time to participate in the Election. We need a majority approval of the Association members to amend this Election date in our condo documents. If you have not done so, please return this form to the Management Office signed by the Authorized Voting Representative for your Unit.

ANNUAL MEETING DATE CHANGE FROM DECEMBER TO MARCH

I _____, Authorized Voting Representative of Burleigh House Condo unit # _____, vote for the change in the date for the Annual Meeting from December to March.

_____ APPROVE _____ DISAPPROVE

 Signature of Owner

You may mail the form to the Burleigh House office, or Fax to 305-866-8733, or email to propertymanager@burleighcondo.com.

President's Message (from page 1)

Also to be considered are the costs of waterproofing of the balconies, exit stairwell landings, pool, pool deck and parking deck. Various waterproofing materials are currently being studied.

We also need to seriously consider the other areas of the pool deck, of which the structural layer appears to be in good condition. But we know that the topping layer has many cracks and we believe the waterproofing layer, being the same age as the area being removed now, is likely in need of replacement. We are surveying other more recently renovated pool areas for ideas to present.

Welcome New Residents

Burlleigh House would like to greet our newest neighbors. The Board members and staff are interested in helping you have a pleasant adjustment to your new home, so please call the Management Office if you have a problem or a request. We send a warm welcome to new Owners Carlos Fernandez of #1026 and Gabriella Scarpa of #604. We also welcome new Tenants Camila Blumberg and Jose Leandro, #413; Ana Perdomo, #522; Alvaro Vascos, #601; Philip Lacki & Agnieska, #804; Ledvi Beza, #924; Davis Stohlton & Kara Stohlton, #1105; Aldo Spinelli & Hermilia Diaz, #1211; Valentina Celiz, #1404; Amy Berman and Keith Fekete, #1606; Karen Severance, #1626; and Juan Willmot, #1736. We look forward to meeting each of you and getting to know you better.



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CL	A12848102	33180	3001 JADE	MIAMI	398	4	5	\$3,999,000	\$1,361.59	\$1,271.7	\$3,735,000	2,937
CL	A12848101	33180	3001 JADE	MIAMI	329	5	7	\$2,320,000	\$2,430.58	\$2,014.5	\$18,500,000	14,425



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Treasurer's Report

Financial Summary through June 30, 2019							
Total Cash on Hand	...in Operating Account	...in Reserve Account	Special Assess. Account	Accounts Receivable	Accounts Payable	Total Revenue	Total Expense
\$1,358,848	\$390,914	\$529,472	\$550,350	\$112,095	\$1,896,412	\$1,442,896	\$1,510,497

Advance your knowledge with BuildingLink

There's plenty you can learn about life in Burleigh House by visiting the BuildingLink Library. Here you'll find past Board meeting minutes and monthly newsletters, along with the current files for each.

Important financial information such as Budgets, Financial Statements and Loan Promissory Notes is stored there. For instance, the Delinquency Policy was recently revised, and you can read it in the **Library** --along with the 2019 Approved Quarterly Payment Schedule or the most recent Audit.

To read Library documents: Click on desired document in Library. Double-click on document icon in window that will open. Document will download to your computer. Go to your download file and open the document.

We urge you to sign up for BuildingLink. Feel free to ask our Security personnel for assistance. You'll be glad you did.



The Window Corner

The "Star of 71st Street" continues to twinkle. Balcony repairs on the South side of the building are estimated for completion by end of August. Window installations and finishing touches for lines 13 and 24 are estimated for completion by end of August. It is a delight to view this progress on the South side of the building! By beginning of September, we expect to start window installations on the South side line 15. Simultaneously, balcony and tower wall work continues on the East side of the building on line 6, a predecessor to window installations in that area. Work on the pool deck includes replacement of the windows facing outward from the Party Room and the Gym. Plans are in the works for interfacing the pool deck repair with requirements for these window installations. Our professional teams are working diligently to coordinate work in several areas at once --the pool, pool deck, tower walls, windows and garage columns and floors. We are a buzz of activity and making good progress!



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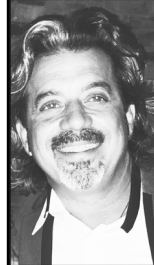
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