



# Burleigh House

## Monthly Newsletter

Volume 18 Issue 2

August 2020

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**Manager** ..... Mercy Alvarez, LCAM

### OFFICE HOURS

**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** .....Closed 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



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### PRESIDENT'S MESSAGE

Dear Burleigh House Neighbors;

The Board has been working diligently to resolve a number of issues with the city to continue the Pool and Pool Deck Project. The work to complete the 2013 **Life Safety Plan** has prompted us to negotiate an acceptable egress plan with the Miami Beach Fire Department. Our 3<sup>rd</sup> floor common areas and pool deck did not meet current code requirements for the sufficient number of fire exits for the large spaces we have which could accommodate large gatherings. Initial options offered would have mandated that we make some of these large areas inaccessible and block them off. We concluded this effort with the City and the new plan will dictate that the North East and South East fire escape stairwells will now exit out of the side of the building from the first floor garage level instead of onto the pool deck and 2<sup>nd</sup> floor parking lot ramp. In addition we will need to add a fire escape from the pool deck which we believe can be build adjacent to the exiting beach stairway exit. With these modifications the Fire Department has allowed us to keep our city block long pool deck and our large 3<sup>rd</sup> floor common areas undisturbed. This breakthrough became possible through the collaborative effort of our Life Safety Engineer (Rukan), Pool Engineer (Maestre), and our Landscape Architect (Erez Bar-Nur).

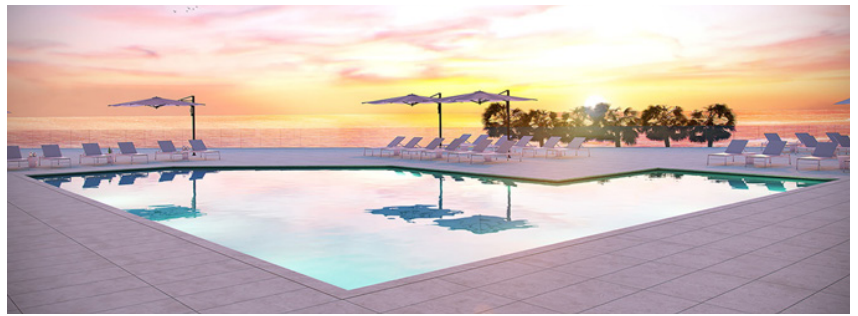
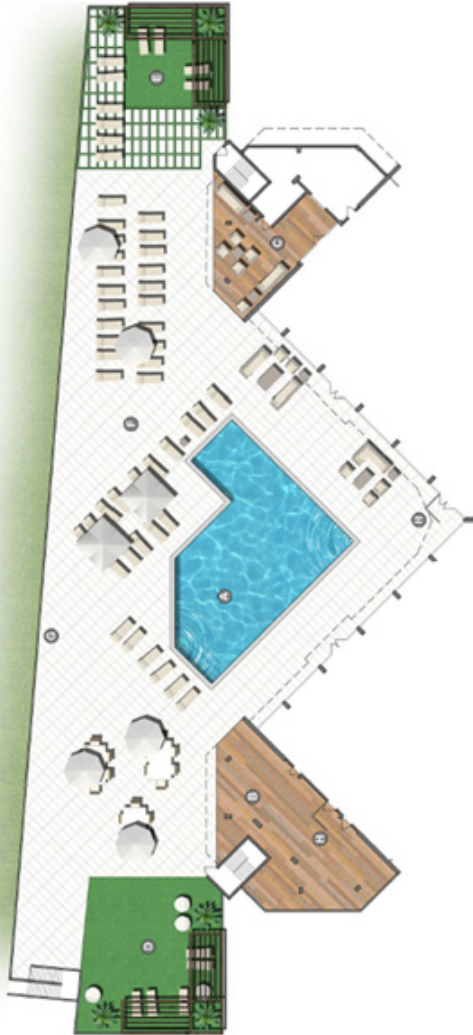
At the July 29<sup>th</sup> meeting the Board approved the following motion to continue the development of the Pool Deck Project:

*The Board moves to approve the Pool Deck Design as presented by Landscape Design Workshop/ Erez Bar-Nur and to proceed with Maestre Pool Engineer to bid out this project based on that design. At the same time the Board will seek the association's majority vote for these design elements including; Porcelain Tile, North and South Trellis and Artificial grass areas and All Glass railings.*

On the next page, please find the pictures of the principal design elements and renderings for this plan. A majority of the ownership vote to approve this this design is needed. Attached to the email with this newsletter is a voting ballot. Please vote now so that we may move as quickly as possible to restore our pool deck.

*Continued on page 2*

**President** (from page 1)



**LET'S RECYCLE**

Please place your recycling items in the recycle bin in each floor. Please do not combine regular garbage with recycling items.



PATRICKJAIMEZ PA

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## WINDOW CORNER

We're jumping over the obstacles and we keep on going!

The threat of hurricane Isaias caused us to stop work and secure the building. Contractors checked the exterior walls for any cracks not yet sealed up and they added temporary waterproof material. They removed all loose construction debris and boarded up units that had hurricane shutters but did not yet have their impact windows installed. We have it down to a science now, after dealing with the hurricane threat last year! We can button up the building fairly fast.

Much of the remaining work on the South is dependent on dry conditions. We had hoped to complete all work by end of July except for waterproofing the balcony floors but we were set back for one month. Rain, excessive humidity, the electrostatic painting device needed service and we had to locate a new engineer to inspect the railing glass re-installations. But we are ready to install the railing glass on lines 24 and 13. Next is 26. And, simultaneously, line 15 railings paint stripping and painting will start. Bottom line is that we hope to reach our South completion goal by the end of August or early September.

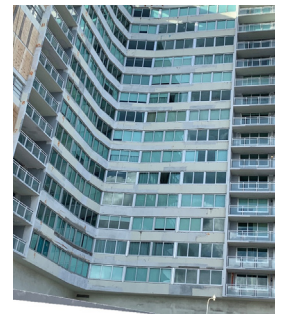
The great news on the East is that new windows are completely installed on lines 2, 4, 6, 12 and 14. Line 16 was delayed by the hurricane but started Aug 3<sup>rd</sup>.

More great news is that work has started on the North on lines 5 and 3 balconies. On line 5, tiles are all removed and balconies have been demoed where our engineers detected damaged rebar and concrete. Repairs will begin soon, after another engineering inspection is done and instructions are given to the contractor. Line 3 tiles are being removed top to bottom. And, we expect to start work on lines 36 and 34 balconies in mid-August.

Of course, mother nature could change all of that, if more rain and bad storms come our way.

In the 2<sup>nd</sup> floor garage, plans are being made to repair the beams that surround the pool box. This is in preparation for removing our damaged pool box and replacing it. Work has started in the first floor garage to repair columns and beams. The good news is that there is only 1 column that has significant deterioration on the 1<sup>st</sup> floor and the rest are minor repairs. Beam repair includes repairing rusted angle irons at the tops of beam edges. The concrete will be repaired and the angle irons will be removed, cleaned and an epoxy finish will be applied to prevent further rusting. We do have one badly damaged beam on the first floor that is located at the base of the ramp that goes up to the 2<sup>nd</sup> floor. Repairs are being planned for that one.

And, how exciting it is to see a plan for our new pool deck!!!! Craig has described it in this newsletter. Be sure to look at the pictures and be ready to vote so that we can move forward to plan the construction.



Our "Star of 71<sup>st</sup> Street" looks more beautiful every day. The railings and light fixtures that have been completed on the South balconies look very classy. We are going to live in luxury and beauty!!!!

### How to Care for Your New Windows

Windows should be washed with light pressure to avoid scratching. Clean and rinse your windows with water to prevent cleaning agents from permeating over a long period of time. Clean the interior side of your windows as often as you like but once all of the windows are installed, the BH intends to contract with a window cleaning company who will clean the exterior glass about 3 times per year. We will come to agreement with our window supplier on frequency of cleaning so as to preserve our warranty.

To clean your windows, wash down with clean water. Next apply a water-saturated cloth with either water or a pre-mixed glass cleaner. Never use an abrasive product that can scratch your windows. Rinse and dry any run down to prevent cleaners from leaving a residue on your glass.

To clean your frames, rinse with clean water to remove dirt and dust particles. The frames can be cleaned with a mixture of mild soap and water. You can choose to apply a light car-wax solution to the frames once a year.

Inspect and clean your water drainage (weep systems) to maintain proper drainage. Wipe the tracks with a damp cloth or use a vacuum to remove dust and dirt.

Elaine Litwin

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Monday, September 7

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