



# Burleigh House

## Monthly Newsletter

Volume 17 Issue 8

February 2020

### BOARD MEMBERS

**President**..... Mr. Craig T. Trester  
**Vice President** .... Mr. James Oleksa  
**Secretary**..... Ms. Elaine Litwin  
**Treasurer** ..Ms. Marianne Santamera  
**Director** .. Mr. Hans-Juergen R. Klemm  
**Director** ..... Mr. Patrick Kevin Mahon  
**Director** ..... Mr. Jose Mera  
**Director** ..... Ms. Andrea Romagna  
**Director** ..... Mr. Gregory Kaliman

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

### OFFICE HOURS

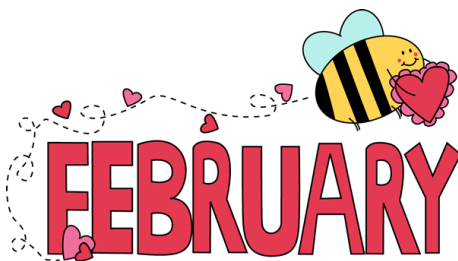
**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** ..... Closed to the Public  
**Saturday & Sunday** ..... Closed

### 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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### 2020 Board Elections are March 18th

Please look out for the election packet that has been mailed and emailed to owners. You may also register for Electronic Voting by completing an e-voting Certificate. Registration requires the completion of a new voting certificate **that all of the owners of the apartment need to sign.** You will receive the e-voting certificate form with the email including this newsletter or request one from the office.

### Building Projects Moving Forward:

We invite you to come to the Board Meeting on Wed Feb 26<sup>th</sup> to meet our contractors and engineers for a general update and question/answer session regarding the window and building remediation project. We have spent a very long span of time on extensive repairs to the building, those repairs being unforeseen on the interior shell and interior structure of the building. The good news is that testing shows that the repaired portions of the building are no longer leaking. We are protected from future water penetration that has caused our massive current problems. Although this has been a long and arduous effort, we are doing the job RIGHT. Future ongoing maintenance of the building will be far less costly since our core will be safe and sound.

The extensive concrete repairs on the South side are DONE. And, all of the South side window installations are DONE. We have reached the final approach to finishing that quadrant of the building. Next steps are that line by line we are applying our final finish stucco and paint. With our architect's recommendations we have selected balcony waterproofing that has a decorative finish and we have developed an environmentally sound process to strip and re-paint our balcony railings. At our February meeting, these final repairs will be presented. A completely finished mock-up on one of our unit owner's balcony will be completed shortly for a final review. Although it is difficult to predict scheduling because of the extensive deterioration we have found and are repairing, we hope to soon have a good estimate for the final completion of the south side. It is very exciting to be approaching this milestone!!!!!!

On the East Side, the heavy concrete work on all lines of the balconies and tower walls is well underway. Balcony work needs to be completed before window installations start, in order to assure that no concrete debris can damage the newly installed windows. Simultaneously our concrete contractor is repairing lines 04, 02, 16, 14 and 12 and window installation on the 06 line has started. Also, simultaneously final pool deck repairs are being made from the underside of the section between the gym and the pool. The plan is to finish all of this work that will

*Continued on page 2*

## Treasurer’s Report – December 31, 2019

I am very happy to report that we are working hard on 1<sup>st</sup> Quarter 2020 Collections. The total of all maintenance delinquencies as at 02/06/2020 is approximately \$114,000. Two units remain beyond 61 days but these are in the hands of our Attorney and hopefully are going to be resolved very soon. These total some \$53,000. We have 7 units to whom we sent out 30 day notices and are being followed up rigorously by Letty in collections. These total approximately \$15,000. Outstanding parking fees are approximately \$41,000 and odd balances for late fees and incorrect payments make up the remaining \$5000. Our collections operation is geared up to clear these outstanding balances as quickly as possible.

### Projects (from page 1)

complete together so that we are ready for the next steps to work on the pool and remainder of the pool deck. And, once we reach this juncture, work will begin on the North side of the building. The West side of the building will follow.

Planning for repair of the pool deck is underway. We are close to hiring a landscape designer who can make professional recommendations for design elements and finish materials for our pool deck that will be presented to our owners. We are nearing the selection of a pool engineer who will design the critical waterproofing and review our mechanical and electrical systems for the pool itself. The pool engineering firm will also act as the project manager for contractor bidding, acquiring city permitting and providing construction supervision, under the guidance of the board. These components will enable us to formalize the plan to repair the pool and arrive at more informed cost estimates that are critical as we continue to work our overall budget and financing arrangements.

I wish to thank the owners for their continued faith in the Board as we embark on our journey together to make the BH safe, secure and city code compliant along with making the BH a new and desirable building once again.

Sincerely,

Craig Trester - Board President

<b>Cash Operating Account</b>	234,665.67
<b>Cash Reserve Account</b>	552,319.28
<b>Cash Special Assessment Account</b>	298,567.67
<b>Total Cash on Hand</b>	1,085,552.62
<b>Account Receivable as of February 6 2020</b>	113,901.20
<b>Accounts Payable</b>	1,577,819.06
<b>Drawn from 10M Loan</b>	3,255,267.06
<b>Total Revenue</b>	2,894,065.34
<b>Total Expense</b>	2,995,732.00

We continue to post month end financials and cash reconciliation reports on BuildingLink. Please don’t hesitate to contact me should you have any questions on santamaz@hotmail.co.uk.

Thank you  
 Marianne Santamera  
 Board Treasurer



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## Social Events

On Super Bowl Sunday, Feb 2, the Burleigh House hosted its second resident’s party since its December Musical. Approximately 60 residents turned out to enjoy an afternoon and evening of amazing football with a fabulous half time show. It was a truly wonderful event and really great to see everyone socializing and enjoying the pizza, chicken wings and drinks that had been provided by some of our residents.

Very special thanks go to Terry Dyess of Unit 1535 who donated a wonderful gift of a 75” Smart TV and mobile stand which made this event possible. Our thanks also go to Hugh Thorne of Unit #1724 who has given so much of his time and network engineering expertise to finally bring technology to our 3<sup>rd</sup> Floor Common Areas. Thanks to Hugh we now have Wifi and TV connectivity throughout our 3<sup>rd</sup> Floor, including the Party Room, Auditorium, Gymnasium, Games Room, Board Room and 3<sup>rd</sup> Floor Lobby. The Sign On details are: **Wifi Name:** BH 3 rd Floor, **Password:** burleigh2020.

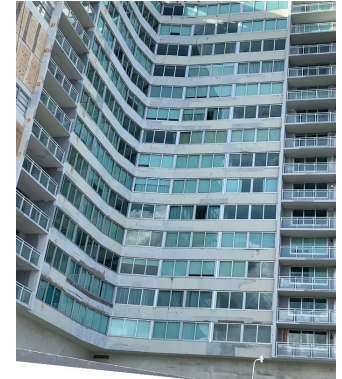
Our newly formed Social Committee is as follows: Meche Padron & Hugh Thorne #1724, Olivia Acosta #723, Elena Veloso #1205, Wendy Burney #504, John Burney #504, Terry Dyess #1535, Simone Willrich #1802, Kathy Mahon # 1014, Gail Frank #1624, Folse #1725. Over the next few weeks the Committee will be putting together a calendar of future events, including: Concerts, Karaoke, Bingo, Card Games, Pool & Ping Pong Tournaments, Pot lucks, etc. Please look out for the notices that will be sent via BuildingLink. All ideas are welcome! Our Social Committee’s mission is to bring back a Social Scene to the Burleigh House, reminiscent of the early years when the building was a hive of social activity and enjoyment.

Anyone that is interested in getting involved with Social Events please contact Meche Padron at [mep1025@gmail.com](mailto:mep1025@gmail.com). or Marianne Santamera, Board Treasurer and Social Committee Board Liaison at [santamaz@hotmail.co.uk](mailto:santamaz@hotmail.co.uk).

Thank to all for your participation and enthusiasm.

## Window Corner

South side window installations are almost complete. Delays were caused by needing to repair rusted rebar conditions around the window openings on line 26. Floors 4 – 10 are partially installed and estimated to fully installed by mid-February. And that will complete ¼ of our building with new windows! Following that we will paint the exterior tower walls. Planning for railing painting and balcony waterproofing are underway – more to come on that later. East balcony work is moving along. Line 6 balconies are fully repaired and line 4 is estimated to be completed in 2 weeks. Line 14 balconies have had deteriorated cement removed and repairs are starting. 714, 814, 1714 and 1814 need interior work to repair rusting rebar that extends into the units. Line 16 is under demo and under engineer evaluation. Balcony repair must be completed on a particular line before windows are installed, in order to avoid any possible damage to new windows from cement debris. Line 6 window installations have started for units PH6, 1806, 1706, 1606 and 1506. Installations will continue down that line. The next window installation line will be line 4.



Within 2 weeks we will start work on repairing the columns that support the pool. There are 8 columns that need repair and these columns continue from the 2<sup>nd</sup> floor garage through to the 1<sup>st</sup> floor garage. Repairs will be done on those columns on both floors. Estimated repair time is up to 4 months. Shoring is necessary to do this column work so we will need to navigate around these supports in both the 1<sup>st</sup> and 2<sup>nd</sup> floor garages.

Repair of the rusted rebar in area between the gym and pool is 1/3 complete.

Plans are underway for developing the pool project. We intend to have the planning and permitting process completed after the East tower work and replacement of hurricane glass on the 3<sup>rd</sup> floor is done. The idea is to then immediately start work on the pool shell and pool deck.

Our huge project is tedious and long in duration. It takes a lot of patience and understanding to deal with the noise, lack of balcony use and lack of pool facilities. Our team is working very hard and we continue to look at all options for greater efficiency and for speeding up the work effort. We do know that the end result will be a beautiful “Star of 71<sup>st</sup> Street”.

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# Short Term Rentals

Dear Resident,

It has been reported to the management office there are some units that are being fully or partially used as "Short Term Rentals", like Airbnb. If you are doing it, note you are in violation of our Condominium Governing Documents, which include the By-Laws and Rules and Regulations. You must cease and desist immediately, in order to avoid a fine up to \$100.00 per incident with a maximum of \$1,000.00 and/or the initiation of an eviction process paid by you the unit owner.

Pursuant to the City of Miami Beach Code of Ordinances, vacation/short-term rentals are prohibited in all single-family homes and in multi-family housing buildings in many zoning districts of Miami Beach.

Having strangers coming back and forth without being screened and approved by the Board of Directors is a security matter, and if you didn't think about it, you might be allowing access to the community to a person(s) that can cause harm to everyone else's family.

If this is a matter you would like to discuss with us, please contact me at the office.

The Administration

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