



Burleigh House

Monthly Newsletter

Volume 17 Issue 1

July 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
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Security..... (305) 861-1869

BURLEIGH HOUSE

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



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President's Message

The building project continues on the pool deck with many areas of significant repairs needing to be made, including the pool deck, pool box and the pool itself. Our Structural Engineer will attend the July 24th Board meeting and explain all of this in detail.

The **Pool Deck** has two major sections with two types of construction of the structural layer. The sections to the east of the tower's endpoints are made from pre-cast concrete and appear to be in good condition. The sections between the pool and the gym and party room were poured in place at the time of the building's construction and are in disrepair, having deteriorated cement and exposed rebar as is visible in the 2nd floor garage ceiling.

The structural layer is protected by a waterproofing membrane to move water to the drainage system and is sandwiched between the structural layer and topping layer. Unfortunately, the membrane layer in this area was found to be deteriorated and is the reason for the rusted re-bar and the deteriorated concrete slab. This area between the pool and the building is currently being excavated to be re-poured. We will need to decide on an interim solution for a topping layer to merge in with the remaining section of the pool deck until comprehensive and unified plan for the pool deck can be approved. The work we are doing now is emergency repair to preserve the structural integrity of the Burleigh House.

The **Pool Box** itself is in need of repairs and the supporting columns underneath need repair. Two of the pool box sides and three of the five bottom slabs within the pool itself need emergency repair work.

As a result of this work to the pool box, it is certain than much of the surface of the pool itself will need to be redone, as the much of the Diamond Brite interior liner is delaminating and more will occur as the other chipping proceeds. It is necessary to replace the waterproofing layer in the entire pool box.

Please attend the July 24th Board meeting as the repair details will be explained by our structural engineer.

The Window Corner



Window installations for lines 11 and 22 are complete!!!! Window installations have started on lines 13 and 24. The windows look BEAUTIFUL!!!!

Restoration work continues on the balconies on the South side, along with window installations on the South side AND along with work starting on the East side AND along with column repair in the garage. Our contractors are providing as much staff as the work will permit and all of the contractors are working very hard to interface activity in all of the areas so that we can get the job done efficiently and expeditiously. It is a blaze of activity wherever you look in the building. And, we are making good progress!

We finally got our city permit for replacing our 10 exit fire doors. Next step is to order the doors and have them installed at long last. The new doors should operate much more easily than the current ones and this will take us a step closer to better building safety.

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Make sure you're benefiting from BuildingLink.

There are two exciting, useful BuildingLink "buttons" to discuss this month: the Calendar and the Bulletin Board.

The **Calendar** carries listings of happenings, both entertaining and political, relating specifically to our building and our neighborhood. For instance, Bandshell events are listed by date, indicating times and whether ticked or free. If you hover your cursor over the event you are interested in, a description of the performers will appear. Also, any complimentary activities will be mentioned, such as dance lessons or specific national wines or foods being served.

Local O Cinema movie schedules are included once film participation is announced. Again, hover over the movie date of interest and you will find a brief description of the film, along with show times and the theater address and box office phone number.

Upcoming Board of Directors meetings are listed on the Calendar. This is probably the first place you will find advanced notice. Here the information is made available well before the state-required Agenda is posted, allowing you more time to plan on attending.

The **Bulletin Board** is another great BuildingLink feature. This page allows you to interact with your neighbors in a very beneficial way. It is NOT meant for personal notes or messages. Instead, here you can post and view household goods, artwork and collectibles, furniture, electronics, etc.--buying, selling or borrowing all manner of items that residents have to offer or are looking for.

And of course there's an app for all of that. BuildingLink Mobile is available for IOS and Android. Download it for free and you can access Burleigh House anywhere, anytime.

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Treasurer's Report

Financial Summary through May 31, 2019							
Total Cash on Hand	...in Operating Account	...in Reserve Account	Special Assess. Account	Accounts Receivable (as of 5/16/19)	Accounts Payable	Total Revenue	Total Expense
\$1,151,229	\$434,836	\$613,695	\$102,699	\$112,095	\$1,772,980	\$1,206,264	\$1,265,874



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