



Burleigh House

Monthly Newsletter

Volume 18 Issue 1

July 2020

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WednesdayClosed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

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

BURLEIGH HOUSE

Condominium Assn. Inc.
 7135 Collins Avenue
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PRESIDENT'S MESSAGE

Our first Building Remediation Assessment has come due. And, our North Windows were ordered and payment is also due. Payment in full is still always an option. Otherwise, the finance plan begins on July 1, along with your usual quarterly maintenance. Coupons have been mailed. For any questions please contact the Office at 305-866-7314.

Dear Association Members,

We had fully anticipated having a board meeting in June to outline the design from our Landscape Architects for the rebuild of the Pool Deck. As we had mentioned at the May meeting and in the June newsletter we are also coming to an agreement with the Miami Beach Fire Department (FD), assisted by our Life Safety Engineer, to close out the remaining issues on the building's Life Safety plan. These discussions have prompted the city to do a complete review of the fire egress of our building and in particular the 3rd floor common areas. As you know the BH is unique in having very large meeting rooms on the 3rd floor and a full city block sized pool deck. Since the BH was build, the Life Safety code has changed dramatically and for old buildings such as ours the code applied today requires either the addition of egress points from the 3rd floor or the elimination of some active area of our pool deck and/or common areas. This is because new city code places a limit on the number of people who may potentially be exiting a particular area during an emergency. Therefore, as a result we must wait to obtain agreement for an updated egress plan with the FD because of the potential impact on the pool deck utilization. We are working hard to arrive at an acceptable plan with the FD to have the least impact on our pool deck and 3rd floor common areas.

We are in the final planning stages to bring together all the advice from our Structural Engineer, Pool Engineer and Landscape Architect in order to bid the Pool Deck Project. The bidding process will establish our total costs and options for the Board and Association to make final decisions on this pool project. As we have outlined in several board meetings and reported in our newsletters, the costs for the Pool Deck as well the additional ongoing but necessary concrete restoration costs to the Tower and Garage level will need to be funded by an additional assessment by the Board.

We have concluded that the pool box shell in its current configuration does meet code and will not require modification in depth or slope of the deep end. This will simplify the re-build of the pool box since we will just be replacing the existing pool shell in its current form. As we had outlined in last month's newsletter, and in consultation with our Structural Engineer (Bunker) and our Pool Engineer (Mae-

Continued on page 2

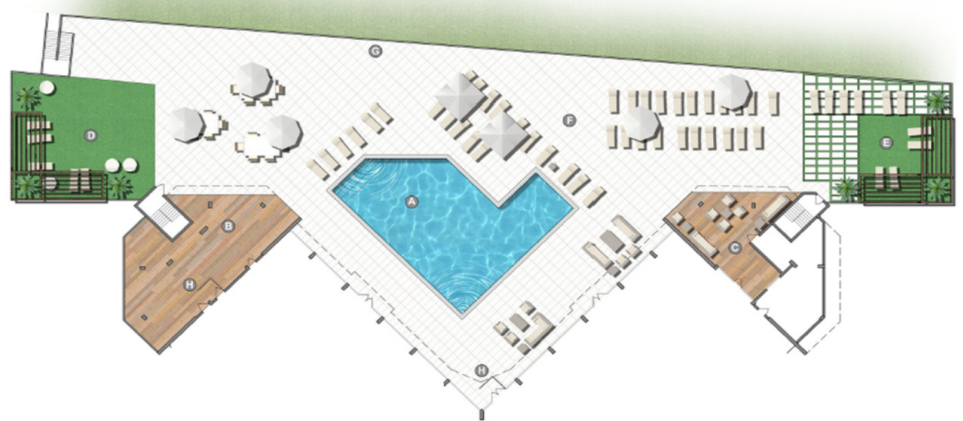
President (from page 1)

stre), we have come to the conclusion that the pool box should be completely rebuilt. The initial exploration of the pool box reveals that at least 65% is in need of repair and it is actually lower cost to completely re-build and will also allow us to support the installation of a 20 year waterproofing system and long term have a more structurally sound pool. We have received bids on this work for the pool shell re-build and the board will be able to make a selection at the next Board Meeting to decide when this work can be started.

Our Life Safety plan was developed and approved by the city of Miami Beach in 2013, but all of the work was never completed. Although the required remediation work is considerably large, it is in our best interests to comply with new code regulations for the safety of our residents. To recap the remaining Life Safety Plan items; 1) we have submitted the plans to the building department for a new Diesel Fire Pump which pumps water from ground level to the top of the building, 2) we await the approval for the NE and SE fire escape exits to be at the 1st floor Garage Level which requires the addition of 2 new fire doors to exit from the sides of the building, 3) the new egress plan may require the addition of an external fire escape staircase exit from the 3rd floor pool deck to the ground level 4) the provisioning for the future installation of sprinklers in the common areas as our current sprinkler system exemption expires at the

end of 2023, 5) the installation of 22 inch smoke boot inhibitors in the residential bathroom ventilation shafts that will allow smoke to rise up and out of the building rather than settle in the unit through the bathroom vents.

At the approval of the egress plan for the 3rd floor we can bid out and permit the re-furbishing the pool deck based on the Landscape's Architects and Pool Engineers' recommendations. Below is an early preview of the pool deck plan that will be presented in more detail at our next Board Meeting.



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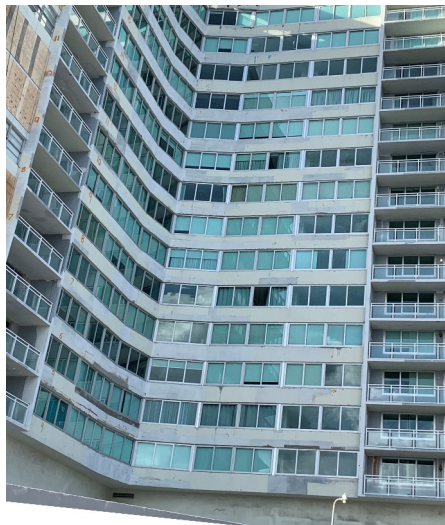
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In the construction world, we go to Plan B or C or D, depending on the surprises that come our way. Because of the almost daily rainy weather, we made a decision to defer waterproofing on the South side balcony floors until after rainy/hurricane season. Waterproofing for each balcony needs to have 3 full days of dry weather for proper adhesion and this process is part of our warranty requirements. So, on the South side, all railing painting, final painting on the exterior walls and installation of balcony light fixtures is estimated for completion by end of July. Work will then stop until December, when we can go back to apply the waterproofing, the final task that will complete the South. Each line will take approximately 3 weeks to complete the waterproofing.

East side window installations are progressing nicely. Lines 2, 4 and 6 are completely installed. Window installations are being done on lines 12 and 14 simultaneously. The estimated finish date for line 14 is July 30. The estimated finish date for line 12 is August 13. All balcony work on line 16 is completed. As soon as possible, line 16 window installations will start and it is estimated that they will be completed by mid-September. At end of July we'll have a separate crew coming to replace all of the windows that border the gym and party rooms.

WINDOW CORNER

The current windows are sitting on curbs that have significant deterioration. Curbs will be repaired/replaced as needed and then subsequently the new impact windows will be installed. This is estimated to complete around mid-September. The plan is to button up the East windows and East tower walls by the end of September. In this newsletter issue Craig describes the complexity of planning that is underway for the pool, pool deck and Miami Beach Life Safety requirements. We will have the East window and tower wall work completed in time to start the pool and pool deck remediation.

North side work is underway. Line 5 balcony tiles have been removed, shutters have been removed and the engineers have marked weak spots on the balconies. Next week we will start chipping away the loose concrete to evaluate balcony repair requirements. Within 2 weeks we expect to start similar work on line 3. The intent is to have the North balconies and tower walls completed and ready for window installations to start by end of September.

Repairs on the columns supporting the

pool box in the 2nd floor garage will be completed by mid-July. Those columns extend down to the first floor garage and also need some repair. This work is already started. Next work coming up will be to sound and repair the interior perimeter walls in the 2nd floor garage. Once completed, we will be ready to waterproof the 2nd floor garage. Good-bye water leakage into the first floor garage!!!

We are analyzing yet another project. On our rooftop is a large mechanical room where our major building systems are located. Doors opening to the room are deteriorated and the concrete floor of the room has cracks that result in water leakage in a penthouse hallway when we have heavy rains. The mechanical room has never been repaired or waterproofed. Our engineers are preparing suggestions for how we can remediate this area.

Our "Star of 71st Street" is shining more and more every day. We will be sound, secure and beautiful for years to come.

Elaine Litwin



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WELCOME NEW RESIDENTS

Burleigh 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 Victor and Gloria Gonzalez unit# 415; Ernesto and Olinda Bernal unit# 432; Susana Fernandez Kusserow unit# 1204; Aldo Telmo Lomanto and Juan Carlos Ciccolella unit# 1422. We also welcome new Tenants Jorge Barrientos and Karla V Jimenez unit# 621; Edmari Vidal Santiago unit# 821; Mark Kilburn and Fanny Astudillo unit# 1034; Diego S Galarza unit# 1726; Michael McBairty and Cynthia McBairty. We look forward to meeting each of you and getting to know you better.



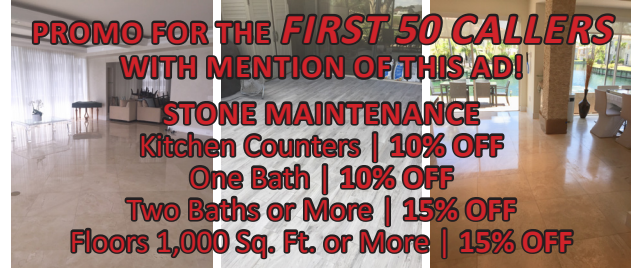
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