



Burleigh House

Monthly Newsletter

Volume 16 Issue 12

June 2019

BOARD MEMBERS

President..... Mr. Craig T. Trester
Vice President Mr. James Oleksa
Secretary..... Ms. Gail M. Frank
Treasurer ..Ms. Marianne Santamera
Director Ms. Elaine Litwin
Director Mr. Patrick Kevin Mahon
Director Mr. Jose Mera
DirectorMs. Andrea Romagna
DirectorMr. Gregory Kaliman

Manager Mercy Alvarez, LCAM

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

We appreciate your patience as we continue the building remediation and window projects. As our engineers survey and evaluate our building, we are finding significantly higher quantities of stucco, concrete and structural remediation needing repair which exceeded any prior estimation. All of this work is essential for the preservation of the Burleigh House and despite the collective inconvenience, we have to stay the course and give our building what it deserves to survive into the future and to transform it while adding significant value. I want to thank Mercy, our property manager and our department heads Elier, Osmel and Jorge, plus all of the staff for the extra effort needed to manage the daily actions and interruptions from the project, and to handle the daily communications with our owners.

We are entering a period of working two sides of the building simultaneously, the South and East sides, and we know that this is even more inconvenient. But we need to continue to push the project as hard as possible to make progress and use all appropriate resources available to us. Our contractor, GC, is working as hard as possible to complete the balcony work on the South side so that window installation can continue. Simultaneously, GC is bringing in extra workers to repair the structural issues with the pool deck as well as start the stucco and balcony work on the East side in order to free up window lines for installation as quickly as is possible. With the pool closed, work will commence on the pool box, which our engineers have identified as a priority.

All of this seems overwhelming at times, but rest assured that our engineers and contractors are more than capable of analyzing our building weaknesses and handling this work. We just need to keep planning week by week to keep the project going, as every repair we do today is essential to the integrity of Burleigh House. We are fortunate to have negotiated in our contracts fixed rates for each repair type so the unit cost of each is contained. As we complete the South Side concrete and stucco work, we will be able to make a revised projected cost for the overall project in the scope of our 2018 Building Remediation Assessment budget, given the new realities of the repairs needed. Please be confident that we have the right team assembled to complete this work properly, safely and in the most cost effective way and that we are making every effort to accomplish all the necessary repairs as expeditiously as possible.

Have You Voted Yet?

Majority membership approval is needed to change the date of our Annual Meeting from December to March. That will allow us all a better opportunity to participate in the election process at a "quieter" time of the year. It will also permit Board members and management more time to work on the following year's Budget and other year-end administrative activities. You can read the full article in last month's *Newsletter*.

Voting materials were mailed to the membership and are also available at the Front desk, in English and Spanish. Please get your vote in well before the deadline, which is October 1, 2019.



stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT PROPERTY DAMAGE?
GET HELP NOW!**

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

**MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069**

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**



Roof
Leaks



Water
Damage



Vandalism
Damage



Loss of
Income



Fire
Damage



Flood
Damage



Hurricane
Damage



Mold
Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224



ROSA JACQUELIN

Elite Miami Homes

WWW.ELITEMIAMIHOMES.COM

WHAT COULD YOUR HOME SELL FOR?
TEXT "VALUE" TO 786.239.1283



*"Love Where
You Live!"*



BLINDS & SHADES

**FREE
SHOP AT HOME
SERVICE**

**WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS**

**FREE
MEASURING &
INSTALLATION**

FAST SERVICE, LOWEST PRICES GUARANTEED!

**20% OFF
Motorized
Shades**
exp. 8/31/19
must present coupon

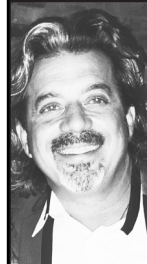
MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED



305-469-8162 WE SHOW UP! 25 Years in Biz

**One Dollar Emergency Dental Visit
Including Necessary X-Rays
NEW PATIENTS ONLY.**



*Meet Your Neighborhood Dentist
Dr. Edy A. Guerra*

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

Are you participating in BuildingLink?

BuildingLink provides the official resident website for Burleigh House. We're closing in on 2/3rds of the residents having signed up and logged in. Naturally, we're aiming for 100% -- from both Owners and Tenants.

Bear with us through some growing pains as we customize the system to best work for our community. It will all be worth it because you'll be able to read important management notices, submit repair requests, place Buy/Sell/Rent ads on the electronic Bulletin Board, view building and neighborhood events on the Calendar, access Association documents ...and much more.



If you have not yet signed up for BuildingLink, please see a member of our staff to assist. You'll be assigned an ID and temporary password. That'll put you in the know.

The Window Corner

Although we have a long way to go, the "Star of 71st Street" is twinkling. Lines 11 and 22 all have their new windows except for two units where rebar work is required. The plan is to begin installing windows on lines 13 and 24 during the 2nd week in June. As always, we are dependent on weather conditions since swing stages cannot be raised in rain and wind. We have placed an order for windows for the East side of the building. The window manufacturing process takes 8 to 10 weeks. Simultaneous work on the South and East sides is being planned to avoid work stoppages. Our construction teams are supplying appropriate staffing to get the job done as quickly and efficiently as possible. We're making progress!!!! Yeah!!!!!!!



DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, family owned for 30 years.

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon. Not To Be Combined With Other Offers. Exp 7/31/2019

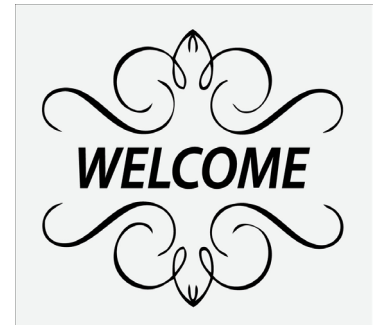
Treasurer's Report

Financial Summary through April 30, 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
\$1,450,822	\$788,058	\$618,756	\$44,008	\$134,470	\$1,280,794	\$961,982	\$1,041,192

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 Tenants Gay L. Lynch, #423; Gisela Santiago, #735; Carlos Herrera Marquez, #921; Paula Adriana Poyer, #1702; and Dalibor Gavric, #1833. We look forward to meeting each of you and getting to know you better.



RED WHITE & BLUE U.S.A!

After Party

REFRESHMENTS, DJ MUSIC
AND FUN

FRIDAY JULY 19TH, 2019
12 TO 2 PM

WEAR RED, WHITE AND BLUE

1700 79TH STREET CAUSEWAY,
SUITE 120. NORTH BAY VILLAGE,
FL 33141

RSVP TO SONIA 305-902-2383

DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGCJ52J462

CALL FOR FREE ESTIMATES
305.974.2628
Contact@Davila-Construction.com

24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling
ASK FOR OUR CONDO UPGRADE PACKAGES!