



Burleigh House

Monthly Newsletter

Volume 17 Issue 9

March 2020

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Saturday & Sunday Closed

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BURLEIGH HOUSE

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PRESIDENT'S MESSAGE

2020 Board Elections March 18th – Please Vote!

Building Remediation Project Status

We were fortunate to have our Building Remediation Contractors; GC Construction and WindReady, along with our Engineers; Miami Curtain Wall and Bunker Engineering attend the February 27 Board meeting.

Both GC and Windready have their own project managers and foremen dedicated to the BH and they work under the direction and supervision of the inspectors and engineers of Miami Curtain Wall and Bunker Engineering. Each of these companies are independent entities. All work is defined, inspected and documented by our engineers and they also provide the required inspection records for the city of Miami Beach.

Each of the vendors presented a project status and answered many questions of our owners directly. In their presentations they displayed many pictures of deteriorating concrete conditions. The amount of concrete restoration discovered to remediate the Tower, Garage and Pool Deck has significantly increased the duration and scope of the project. However we are doing it right, not only to support our upcoming 50 year certification but also to support the needs of the building and to create a sustainable, safe and secure future for our home.

All windows and doors are completely installed on the South Side and GC is now completing all of the finishing stucco to be followed by the final painting of the tower walls. The Board approved the waterproof re-surfacing of the balconies and painting of the railings. As this final step is completed, we can permanently open the balconies on the South Side.

East Side Concrete Restoration is well underway and window installation is in process and projected to be completed within six months. GC and WindReady estimated that the entire project could be complete by the end of 2021.

Balcony Finishes

The Board approved the Sika Decoflake System for the Balcony floors that is both waterproofing and a decorative finished surface for the residential balconies and fire escape landings. The waterproofing will wrap up 4” from your balcony floor up the wall adjacent to the balcony in order to prevent any future leakage in those areas adjoining your apartment and the structural columns. The Board also approved to strip and paint all balcony railings. The glass panels will be removed first, the railings will be stripped and painted and the glass panels will then be re-installed. A mockup of all the balcony finishes will soon be complete on unit 813 for all owners to view and an “open balcony house” will be scheduled



Continued on page 2

President (from page 1)

Bank Financing for Building Projects

We have confirmation from Popular Bank and they have agreed to extend all the terms of our 10M construction loan up to 1 additional year to May 14, 2021. This allows us to continue to fund the project until the completion of our new project cost projection, which is being estimated to understand needs for a 2nd and final round of financing. The Board will soon make a decision when to invoice owners for the initial \$6M common cost approved for the April 2018 Building Remediation Assessment.

Auditor for Building Projects

We have engaged with our CPA firm, Gerstle, Rosen & Goldenbert, PA to assist with the building remediation project to a) Audit the financial transactions that have already occurred to be sure these are recorded properly and b) assist with updating a Project Cost projection based on current actual spend and estimated new spend which will help continue the development of 2nd round of financing. The first pass of the Project Cost projection were presented at the September 2019 Board meeting and outlined in the October 2019 Newsletter. New spend items added to the original project plan of March 2018 include 1) the full remediation and re-surfacing of the Balconies 2) the Pool project and 3) the increased amount of concrete restoration as described above.

Fire Pump

The Board approved the Fire pump project with American Star Construction acting as the GC, PE and EC to build the Pump room and supervise the project, and Epic Fire System to supply the fire pump system. Follow up meetings are underway with the Fire department for a review and approval of the project so we can proceed to permitting phase.

Hurricane IRMA Insurance Claim

The claim still in process with our public adjuster and their attorney. The total claim for windows, roof, pool deck is \$13.8M Dollars. We do not have an estimate of how long it will take but we hope to receive significant proceeds from this claim to offset the building remediation costs.

Sincerely,
 Craig Trester
 Burreigh House Board President

Pool Corner



We've started making plans to restore our pool and pool deck. We've hired a Landscape Architect to help us plan our "new look" and a Pool Engineer who will work on appropriate drainage, mechanical and electrical requirements. 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. Renderings will be done for the owners to select our "new look", followed by required architectural and structural drawings needed to acquire a city permit. The planning work is expected to take about 6 months and by that time, we estimate that the East pool deck will be cleared of construction so that we can start the actual pool deck work.

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Treasurer's Report

I am very happy to report that we are still working hard on 1st Quarter 2020 Collections. The total of all maintenance delinquencies as at 03/06/2020 is approximately \$64,500. Two units have been in the hands of our Attorney for some time. These total some \$53,000.

Unit PH13 - \$13,162 delinquency. Foreclosure has now taken place. Unfortunately, we will recover only \$6,801 of the outstanding maintenance and other charges. This is due to the Florida Statutes Safe Harbor Protocol that limits the foreclosing bank's liability for the previous owner's debt. However, we are negotiating with that bank to also recover the balances of \$3,004.05 and \$14,175.30 for the BP Option #3 Loan and the 2018 Windows Assessment respectively. We are confident that we will be successful with this. The good news is that the foreclosing bank has found a buyer for this property so we will soon have regular maintenance payments from that unit again.

Unit 1835 - \$40,104 delinquency. As discussed at the Board Meeting on February 26, this unit is now the subject of a Tax Deed Sale which has been set by the courts for March 19, 2020. The Board has taken legal counsel on this issue. There will be Board Meeting prior to that date, to discuss the several options open to the Association. Every effort will be made to recover the outstanding debt.

The remaining \$11,273 delinquency figure includes \$3,600 in outstanding parking fees which the Property Manager is dealing with. We have 3 new delinquencies over 61 days which have been sent to the Attorney for collection in the amount of \$4,645.50. The remaining \$3,000 and change is made up of late fees and incorrect payments. Our collections operation is geared up to clear these outstanding balances as quickly as possible.

Cash Operating Account	612,714.20
Cash Reserve Account	552,498.86
Cash Special Assessment Account	89,922.54
Total Cash on Hand	1,255,135.60
Account Receivable as of 3/6/2020	64,239.10
Accounts Payable	1,861,094.94
Drawn from 10M Loan	3,354,159.29
Total Revenue	241,389.13
Total Expense	259,080.79

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

Window Corner

We've reached a milestone!!!! All windows are installed on the South side of the building. The South has been a myriad of DEALING WITH THE UNEXPECTED. 80% of the balconies needed repair and there were 39 units out of 87 that needed sill and rebar repairs around the window openings before windows could get installed. More than 12,000 sq. ft. of stucco damage has been repaired/replaced. The good news is that this side of the building is buttoned up tight and you can be relieved that you will not see water penetration like you have in the past. More to come for the South, is the final painting of the building. But even better is that the Board approved of stripping and painting the balcony railings, applying a very nice-looking waterproof material on the balcony floors and you will have new balcony light sconces. It has been a very long and tedious journey and there is a little more to go but look what you will enjoy for years to come. Soon you will be completely finished and your side of the building will be a large piece of our sparkling "Star of 71st Street".

On the East side of the building, line 6 windows are getting installed. The PH through floor 12 is completed, and 14, 11 and 10 will be completed before you read this. Floors 9, 8 and 7 windows will be started during the 2nd week in March. Once line 6 windows are all installed, the plan is to start window installations on lines 4 and 2, which is estimated to be towards the end of March.

One of the most time consuming part of our building restoration is repairing balconies. And, balconies must be repaired before any windows can be installed. When new concrete is poured, each balcony needs 1 week of curing time. Damaged window sills also have a lengthy repair time since a newly poured window sill takes 3 days to cure. Although tedious, we are ending up with a sound and secure building.

Balcony concrete work on line 14 is estimated to complete in mid-March. There is extensive balcony concrete restoration needed on line 16, which is estimated to be completed by end of April. Once we are closer to those repairs, we'll be better able to give you window installation time estimates for the 12-14-16 lines.



OLD



NEW

Social Committee

Greetings to the entire Burleigh House Community,

I am delighted to hear that our Property Manager has taken the initiative, initially proposed by Olivia Acosta, to move forward with the Social Committee event of 'Meet the Candidate' activity, now scheduled for Wednesday March 11th at 7pm.

I believe that this is truly a beneficial event for candidates as well as for the community. I hope the activity turns out to be a successful one in terms of attendance and accomplishments.

Allow me to take this opportunity to invite, not only the Social Committee members but the entire Burleigh House Community, including Management and Staff, to propose ideas for future events. Unfortunately, my traveling plans will keep me away until the end of March but anyone is welcome to contact me by email, Building Link or by phone.

Meche Padron, Unit 1724



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