



# Burleigh House

## Monthly Newsletter

Volume 17 Issue 5

November 2019

### BOARD MEMBERS

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**Vice President** .... Mr. James Oleksa  
**Secretary**..... Ms. Gail M. Frank  
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**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



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.

### 2020 Budget and Reserves: *Your Vote Is Needed*

After considerable discussion at the October 16<sup>th</sup> Reserve Study and the Nov 6<sup>th</sup> Budget Workshop meetings, the Board has decided that it is necessary to increase the unit owner maintenance in total by \$50,000 for the 2020 Budget. Along with this decision and a significant review of our updated 2019 Reserve Study with a team of 4 Board Members, the Property Manager, Maintenance Supervisor and Accountant, the Board voted that a suitable contribution to our Reserve Pool for 2020 should be \$250K. The Reserve Study from Reserve Advisors calculated that a \$600K contribution would be needed. The Florida Statutes allows the Association to opt for Partial Funding of the reserves in an amount that can be decided by the Board, so for 2020 the Board is proposing a choice between:

- a) Fully Funded at \$600,000 or b) Partial Funded at \$250,000

A majority VOTE of the Association members is needed to choose the level of funding for the Reserves by the Dec 11<sup>th</sup> meeting, at which time the Budget and Reserves amount are to be adopted.

**We need all owners to participate and VOTE for their preference for the Reserve amount. If a quorum and majority are not established, then by Florida Statutes the Board will be obligated to fund the reserves at the full amount of \$600,000.**

Below is the unit owner quarterly increase for the proposed budgeted \$50K increase in Maintenance, as well as for each of the two Reserve amounts that you will be asked to vote on by Ballot.

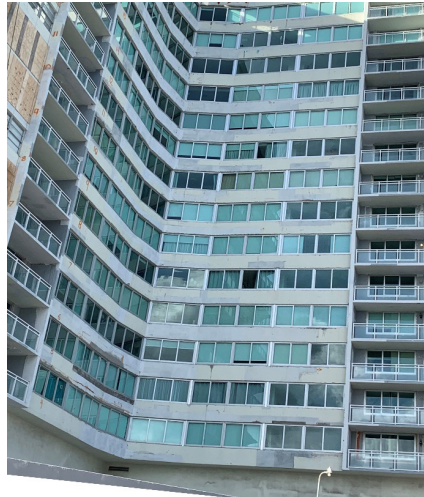
| Quarterly Payment Increase for 2020 |                      |                   |                   |          |
|-------------------------------------|----------------------|-------------------|-------------------|----------|
|                                     | \$50,000 Maintenance | \$250,000 Reserve | \$600,000 Reserve |          |
| 1 BR w/ Balcony                     | \$ 27.51             | \$ 137.56         | \$                | 330.15   |
| 1 BR Convertible                    | \$ 29.63             | \$ 148.13         | \$                | 355.50   |
| 2 Bedroom wih                       | \$ 44.04             | \$ 220.19         | \$                | 528.45   |
| SHOPS                               | \$ 359.00            | \$ 1,795.00       | \$                | 4,308.00 |

The reserves have been not funded adequately for many, many years. Florida law has changed and we now must fund for all items over \$10,000 and that has never been taken into consideration before. This level of funding is necessary, not only because it is the law, but also because the building has to be cared for, especially now that it is nearing 50 years of age.

**If enough votes are not received** for the partially funded figure, we are legally obliged to fund at the fully funded figure. We must start now and our task is to get fellow owners to sign turn in their Ballots and avoid a State-imposed \$600,000 funding for the year.

## The Window Corner

And the new window installations move on ...but a little slower than planned due to weather conditions and unanticipated repairs around the windows. Once old windows are removed, our contractors can see if cement deterioration and rusted rebar conditions are present. When deterioration is found, these elements must be repaired before new windows are installed in order to prevent future water penetration, leakage and potential damage to our tower walls. These repairs delay the window installations, but it is all for the best. Good-bye to water leakage problems!!



There are five remaining units on line 15 that will have windows installed during November. Line 26 window installation has started and will continue simultaneously while line 15 is being completed. Line 6 balcony work is completed. Line 4 balcony work is in progress.

Aaahhhh, the peace. In the garage, the 2<sup>nd</sup> floor column and floor repair work is completed. However, noisy work will soon begin on the ceiling of the 2<sup>nd</sup> floor garage that is located in between the pool and the gym. When in the 2<sup>nd</sup> floor garage, as you look up at the ceiling, the cement and rebar deterioration is visible. Once that area is repaired, work will begin to repair the columns supporting the pool and then the pool itself will be repaired.

The pool deck area that was excavated and repaired in front of the party room is almost ready for a cement pour that is scheduled for November 20, barring weather delays.

We expect the arrival of our 10 new exit fire doors in early December. Door installations will start in those areas where no construction damage is possible. The poolside doors will be installed after work is completed on the East side tower walls.

Waterproofing options for our balconies and fire escape landings are being planned. Once our architect has made a final recommendation, samples will be available for viewing. **The “Star of 71<sup>st</sup> Street” continues to get polished!**



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# Treasurer's Report

| Financial Summary through September 30, 2019 |                         |                       |                         |                     |                  |               |               |
|--|-------------------------|-----------------------|-------------------------|---------------------|------------------|---------------|---------------|
| Total Cash on Hand                           | ...in Operating Account | ...in Reserve Account | Special Assess. Account | Accounts Receivable | Accounts Payable | Total Revenue | Total Expense |
| \$1,567,759                                  | \$392,471               | \$550,157             | \$625,131               | \$43,565            | \$2,620,314      | \$2,170,812   | \$2,235,175   |

## Grievance Committee Needs Help

Burleigh House is in need of two good men ... or women. It is vital that a Grievance Committee be established. We have three volunteers at present, but five is preferable. The "job" requirements are an open mind and willingness to help make our condominium a great place to live. Committee meetings are infrequent and generally last an hour.

Please contact the Management Office if something like this would be of interest to you.



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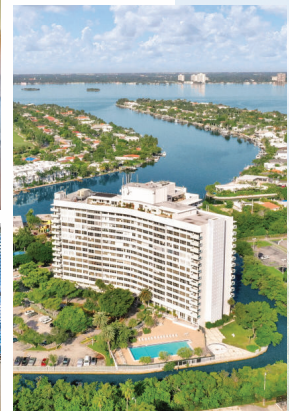
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