



Burleigh House

Monthly Newsletter

Volume 18 Issue 4

October 2020

BOARD MEMBERS

- President**..... Craig T. Trester
- Vice Pres.** Hans-Juergen Klemm
- Treasurer** ...Dania Trasobares-Llopiz
- Secretary**.....Elaine Litwin
- Director** Andrea Romagna
- Director** Jim Oleksa
- Director** Greg Kaliman
- Director** Paul Thatcher
- Director** Goran Antic

- 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.
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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

Dear Burleigh House Neighbors,

Our Pool Engineer is in the final stages to complete the Pool and the Pool Deck Plans to file for building permits and contractor bidding; including waterproofing, drainage, electrical & lighting, pool & pool deck surfacing specifications and railings. We know that the cost of this project is a major concern for all of our owners as the pool project was never contemplated until this past

year when it was realized that it is a necessity to rebuild it since the pool deck and the pool box are beyond their useful life. It is the responsibility of the Board to maintain the Pool and Pool Deck as an amenity. The majority of the costs will either be mandated by building code or will be necessary system and structural repairs. The design of the pool deck by our Landscape Architect contains only a few discretionary items which represent only a small portion of the overall costs including; the porcelain deck tile, the North and South areas accented by the trellis and artificial grass settings and the glass railings.

Many owners have asked why the pool ballot does not include options to choose from and I would like to comment on this. We have the professional recommendation from a host of experts including our Landscape Architect, Pool Engineer and Life Safety Engineer to propose an aesthetic design and functional elements that are both necessary and in line with the modernization of the residential tower. This is the best option for the BH and it needs to be voted on by the association since it is a material change. If the Board were to add additional options, it would not represent the recommendation from our professionals who provided the best selections based on cost, durability and longevity. Furthermore, how would we choose options on the ballot coming from multiple unit owners? The vote



Continued on page 2

President (from page 1)

itself we would never achieve a majority for any one option since the votes would be split among them.

We ask for the association’s approval of this project based on the recommendations of our professional consultants. A majority vote is needed for us to proceed to the production phase after bidding and permitting with the city, all of which takes additional time to process. Attached to the email including this newsletter is a ballot for pool deck project to return to the office.

The 2020 Board is over 6 month into our term and we thank all owners for the continued support of the Boards efforts and we would like also to highlight some other updates related to the operations.

ACCOUNTING: We have a new member of the team in accounting with Carlos Baez joining our staff. He is a degreed accountant with

many years of experience and we look forward to him being focused on our finances full time producing more consistent and timely results. I would like to thank Miguel Arue, who was our part time accountant, for his years of service to the Burleigh House. The 2019 AUDIT is complete and will be posted soon and we begin our work for the 2021 BUDGET. We have the settlement for unit 1835 in hand and with that we have the lowest amount for our delinquent accounts in recent history at less than \$25,000. I want to thank all staff and Board members over the past few years that have made contribution to this milestone.

DIESEL FIRE PUMP PLANS are in the final stages of permit review at the building department so we can kick off the installation phase of this project upon approval.

HALLWAY PROJECT: Our in house maintenance team is now

back working full time to complete the hallway painting project. For the past year and a half they had been supporting the sheetrock repair work associated with the window project. Since we had seen the significant increase in repairs needed on the East side, we decided to give this work back to the Windready at negotiated rates and free up our staff to finish the hallway project, which we all look forward to.

ROOF MECHANICAL ROOM: This is another new project necessitated by water leaking from spalled concrete in the mechanical room on the roof and through the roof doors that allow rain water into the room. We have to address this as it is affecting not only the PH hallway and at least one apartment, but we need to protect the platform that holds our critical hallway AC, and other pumps and equipment that serves the cooling tower.

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WINDOW CORNER

We've reached a milestone!!!! Our new impact windows are installed in 1/2 of the building. The South and East are DONE! □

On the East side, we still have some interior finishing work to do and on the exterior we have some final waterproofing work to do but the new windows look very beautiful. Next up to complete the East side is to finish painting the balcony railings, to do balcony floor sloping checks and to complete the final tower wall painting. Baring weather delays, it is estimated to complete by the end of November. Once we are out of hurricane season, the final work will be to waterproof the balcony floors. In mid-November we'll start removing the old windows in front of the gym and party room, building new concrete curbs for the new windows to sit on and then we will be able to install the new large impact glass windows.

On the South side, balconies are open! The only remaining work on that quadrant of the building will be balcony floor waterproofing, once our rainy weather goes away. More good news is that we will be able to re-open the South Parking area on the 2nd floor by end of October.

We have started work on the North and unfortunately, we are seeing more balcony deterioration than we had hoped. Repairs have started on lines 5, 3 and 34. On line 36, balcony tile removal, concrete evaluations and inspections will start toward the end of October. The good news is that simultaneously, we will begin installing windows on the North side in early October. First up for window installations are lines 1 and 32.

Our first floor garage columns and beams continue to be repaired and our structure is becoming increasingly sound and secure. The largest beam repair area is right at the base of the ramp that goes from the first floor to



the 2nd floor (by the 71st street exit door). The rusted rebar and crumbling concrete are unsightly and weakened but repairs have already started. These repairs may take up to 4 months to complete because of the requirement to do the work in small sections and the curing time needed for rebar and concrete replacement. Because part of the ramp is blocked and will continue to be blocked, extra caution needs to be taken when driving in that area.

Next up in our 2nd floor garage is the removal of the old pool equipment and the repair of the floor underneath the old and leaking equipment and the deck support beams on the East side of the pool. As usual, we are taking precautions by having professionals evaluate all electrical and plumbing structures before the obsolete equipment and pipes are removed. Also, planning is underway for removal of the old pool box. As was announced in earlier communications and at the July board meeting, the pool box is 65% damaged and repair would be just as costly as pouring a new pool box. A partial repair of the old pool box would create "joints" between old and new concrete that would be subject to future leakage. By removing the old pool box and pouring a new one, we should have no leakage into our structure and supporting columns for the future and overall a more structurally sound system when we are complete.

We are shining more and more! Our massive project is taking a lot of time but we are doing it right! We continue the adventure to becoming the "Star of 71st Street".

Elaine Litwin

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Punch #57

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