



Burleigh House

Monthly Newsletter

Volume 18 Issue 3

September 2020

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IMPORTANT NUMBERS

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BURLEIGH HOUSE

Condominium Assn. Inc.
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PRESIDENT'S MESSAGE

Dear Burleigh House Neighbors,

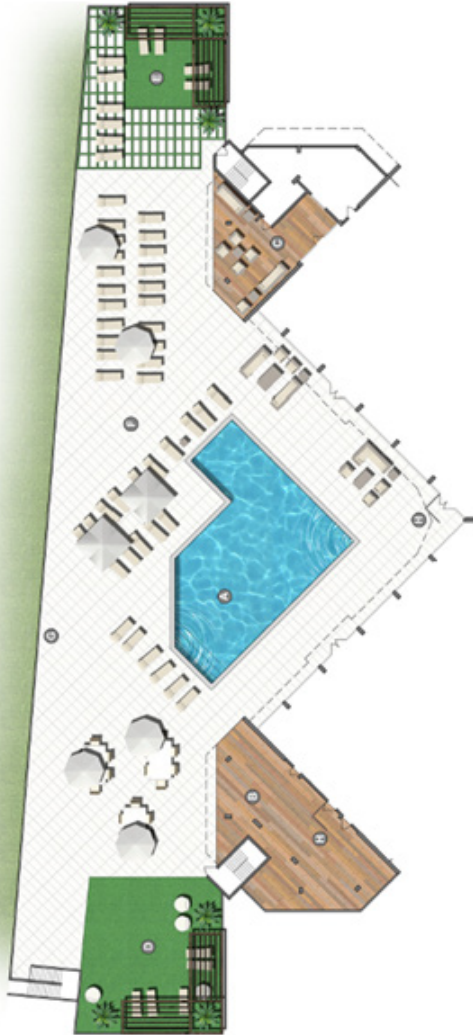
The Board is continuing to work diligently with our Landscape Architect, Pool Engineer and Life Safety engineer to complete the Pool and the Pool Deck plans to prepare for permitting and to be sent out to bid. We know that the cost of this project is a major concern for all of our owners as the pool project was never contemplated as a part of the 2018 building remediation projects. It became clear to us as the work to repair the structural elements in the garage proceeded, that many elements of the pool deck and the pool box/shell itself also were in need of replacement and beyond their useful life. We are following a methodical process to submit a plan that will meet current building code along with completing the 2013 life safety plan. We are fortunate that we can retain our large pool deck and 3rd floor common areas through an agreement with the Miami Beach Fire Department by modifying our fire egress; as the NE and SE fire escapes will exit on the ground floor instead of the pool deck, and with the addition of a fire escape adjacent to the beach exit from the pool.

It is the responsibility of the Board to maintain the Pool and Pool Deck as an amenity and to do so in a manner which is structurally sound, safe and compliant with building code. Through the exploration of this project we learned that the items which will account for the majority of the costs will either be mandated by building code or will be a necessity, having to repair or replace; aging structural elements, waterproofing systems, pool equipment and lighting that are at the end of their useful life. The list of discretionary items are actually very small and are from the professional recommendations of our landscape architect to modernize the pool deck in coordination with the modernization of the residential tower, including; the porcelain deck tile, the North and South areas accented by the trellis and artificial grass settings and the glass railings. We'll see these cost details in the bid results and the Board will need to make an additional assessment once the total design and structural costs are fully comprehended. We ask for the association's approval of the project as a majority vote of the association owners is necessary for us to proceed to the production phase after the bids are reviewed and permits with the city are filed.

Below please find the renderings and of the principal design elements in this plan. If you have not done so already, please vote now so that we may move as quickly as possible to restore our pool deck. Attached to the email with this newsletter is a voting ballot.

Continued on page 2

President (from page 1)



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WINDOW CORNER

We are making good progress with window installations. There were just a few rainy days in August when work was halted. But we are hoping to be spared future weather delays so we can keep up the pace.

After a long and tedious time, we were able to open the balconies on lines 13 and 24 on the South side in August. Yeah!!!!!! By mid- September balconies on lines 15 and 26 are planned to open. Before opening these lines, work includes final painting and railing glass re-installation. As with all work being done in the building, we are making sure that the re-installed glass in the railings is safe and secure. We hired a specialized engineer to inspect and provide written reports on this re-installation. The final final work on the South will start after hurricane season, which is to apply decorative waterproofing to the balcony floors, and we need consecutive dry days to do so. The waterproofing will be standard on all balconies and no tiles may be added on top.

Here is what to expect for your balcony waterproofing: First a base coat is applied. Next is a topcoat. Third is a clear coat layer and fourth is another clear coat layer with decorative flakes that will match our windows and walls. Your waterproofing will wrap up the wall with your terrace windows for 4 inches. Let water try to get through that!!!! The waterproofing will be warrantied for 10 years.

The East side of the building is progressing well. Window installations have been completed on all lines except for line 16, that is scheduled to complete by end of September. Final stucco around the windows and doors for all lines except 16 is estimated to complete by end of September and final painting of those areas is planned to complete in mid-October. As soon as line 16 windows are installed, final stucco work and paint will commence there. Line 6 railing and glass re-installation and final painting is planned for mid-September. Once work is completed to free lines 2, 4 and 6 of swing stages, hopefully in ear-

ly October, we plan on starting the installation of the new impact windows in front of the gym and party room.

North side balcony work continues. Unfortunately, we found more degraded concrete on line 5 balconies than expected and repairs will take longer than expected. Balcony work is proceeding on lines 3 and 34 and so far, those are not looking too bad, but we will know when we get final engineering inspection reports. New window installations can start on the North in early October. Interfacing balcony work with window installations is a challenge, so that the contractors are not in each other's way. The companies are working together to optimize scheduling. It appears that window installations will start on lines 1 and 3 but no final decisions are made yet. As always, residents will be notified as soon as possible.

Garage work continues and continues. First floor garage work is primarily the result of pool leakage downward. It may take another 2 – 3 months until all 1st floor ceiling, beam and column work is completed. The good news is that we are securing the building for the long-term future and all of the work is bringing us to compliance with the 50-year building re-certification coming up.

Just imagine.....Our building was a spectacular and elegant addition to 71st street almost 50 years ago. And it is still a well designed and beautiful building that we are resurrecting to make it once again "The Star of 71st Street". We are shining more and more!!!!

Elaine Litwin



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Punch #57

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