5825 CORINTHIAN CONDOMINIUM

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5825 CORINTHIAN
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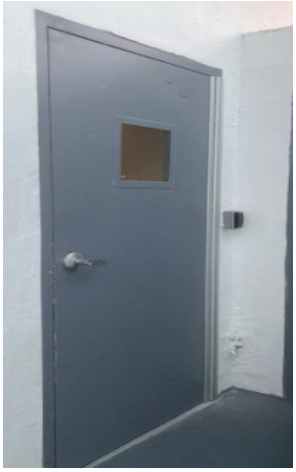
FROM THE PROPERTY MANAGER

We continue to improve the community. We have changed on both second-floor exit doors the small individual hinges for stainless steel continuous hinges. However**, on windy days we recommend everyone to find a different exit door to leave the building.** Heavy winds can make the opening of the exit door very difficult and dangerous, especially for our senior residents. Please keep that in mind.



The 51 lobby lights have been reduced in number and replaced with LED lights. Now we have bright lights which will bring some electric savings. The cancelled light openings were patched and sealed. The lobby ceiling was sanded, primed, and new A/C vents were put in place. The lobby painting took some time, but the work was completed. Thank you all for your patience and cooperation while

Continued on page 2

Manager (*cont. from page 1*)

the work was in progress. We had to coordinate the work between two vendors, but at the end it all worked out well with everyone's cooperation.

Continued on page 3

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Manager (*cont. from page 2*)

Continued on page 4

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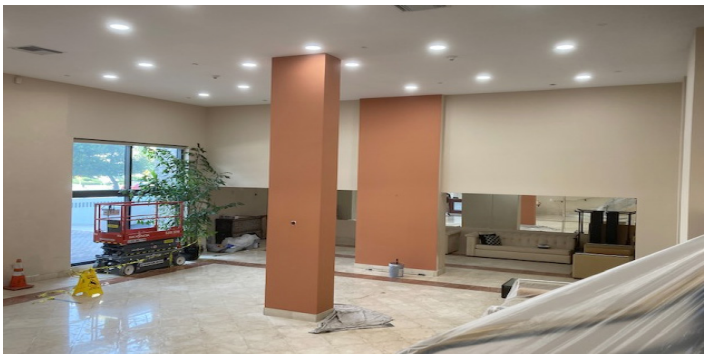
Manager (*cont. from page 3*)



The new washers and dryers have been installed. Please keep in mind that excessive use of detergent causes the machines to fail. It is also important to pick the right load, especially when you have a large load of clothes. If you do not use the proper load setting the machine will fail. If you have any other problems, please make sure to report them to the vendor's web page or telephone number.

The pool has been finally finished and all we are missing is to get the water heater back in service.

The old fire alarm devices have been replaced. Our inhouse team will repair and paint all the damaged walls.

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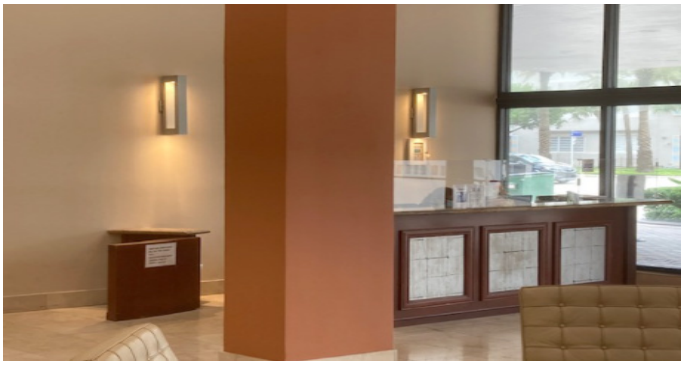
Manager (*cont. from page 4*)

The lobby light fixtures have been installed giving the property a significant improvement.



The broken plumbing pipes by the first-floor service elevator have been replaced. We are just waiting for inspection to close the floor.

The Car Port roof has been finally replaced after four months of waiting on the City of Miami Beach to approve the permit.

Continued on page 6

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Manager (*cont. from page 5*)

As permits start getting approved, all pending work will continue to take place. The building sign permit and pavers replacement permit are the next ones in line.

As everyone knows, the A/C pipes for every unit run from the balcony where the condensing unit sits all the way to the unit it belongs to. When the condensing unit needs to be services or the insulation in the pipes is old, the pipes sweat, and a lot of condensation is created in that hallway ceiling. The condensation drips on the ceiling tiles and they get stained and damaged. This is a re-occurring issue on different floors. When you get your A/C units serviced, please have your tech check also on the pipes.

Finally, a reminder to everyone living in the community:

- Be mindful about how the noise produced in a unit affects the neighbors, specially the ones living below your unit. The best way to do this is to step in the neighbor's shoes to avoid doing what will be mortifying to you.
- Valet and bell service are provided to all residents, but it is customary to tip the employees when you use the services.
- Wearing a mask is still mandatory while in the Corinthian property and in all common areas.

Wishing everyone a safe and happy Thanksgiving!

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