



5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 2

A Newsletter for the Residents of the The Corinthian Condominium Association, Inc.

October 2020

5825 CORINTHIAN Condominium Assoc., Inc.

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5825CorinthianCondo

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24-hour Cust. Care .. 866-378-1099

OFFICE HOURS

Monday-Friday..... 8:30 AM - 5 PM
HolidaysCLOSED

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FROM THE PRESIDENT

For the last two months, our focus has been the pool, which we are trying to get finalized by the end of the month. After the first pressure test was run, the pool leaked from several areas, so it had to be emptied for new mesh and water proofing to be applied in all the inspected marked areas. The pool has been refilled again to run a final pressure test, which once again caused several leaks. CA Lindman has done a series of hydrophobic injections to seal most of those leaks and now we can finally proceed to do the diamond brite.

I want to thank you all for giving us your support and for patiently waiting for all the different contractors involved to complete the work needed. Pressure washing and sealing the pool deck is next followed by the waterproofing and painting of the stairs that go down to the beach. The second week of October, the pool lights plans are being finalized to be submitted to the City of Miami Beach for approval and permit issuance to do the work. Since the pandemic, only those of you who have pulled out permits from the City of Miami Beach can understand the delays we face for every project that requires City involvement.

Once again, thank you to all those unit owners communicating with us regularly, to share your concerns and allowing us to continue to get our community beautified and in order. Your cooperation following up with the building Rules & Regulations is key to maintain or raise the property values.

Oto

FROM THE PROPERTY MANAGER

We have been concentrated in refreshing the paint in different areas as well as making repairs to doors and equipment which had been neglected. The lobby lights have been replaced for LEDs and we have reduced the number of fixtures. The lobby has also received a fresh paint job to revitalize the look.

Throughout the property, door locks on the stair cases have been repaired and, in some cases, replaced when they were completely corroded.



We have completed work in the kitchen hallway by the Fiesta Room, where the concrete restoration took place and was not only missing lights, ceiling, repairs in the walls, and paint on the walls.



The pool room has also been pressure washed and painted.



BEFORE



Continued on page 3





Commissioner
Eileen Higgins
District 5



"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."

C A L L - E M A I L - S O C I A L

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COVID-19 RELIEF

See a full list of relief programs for individuals and businesses at bit.ly/covid19reliefprograms

BE ELECTION READY

Election Day is **November 3, 2020**. Update your voter registration & request a Vote By Mail ballot at bit.ly/mdcelections

STAY INFORMED

Text **DISTRICT5** to **42828** to receive a weekly update from Commissioner Higgins and the D5 team

 [@CommishEileen](https://twitter.com/CommishEileen)

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Manager (cont. from page 2)



AFTER



Elevator # 2 has been out of service due to a failure on a part, which back in January was previously refurbished. The reason why it was not replaced nine months ago is because they do not make that part anymore. We have ordered the existing Payne Geared Machine and it is currently being manufactured for us in Tennessee. We were able to negotiate a cost reduction from the original \$60,000 quoted to \$45,000 and the part is expected to be shipped to us by the second week of November.

The elevators inspection was set for September 3rd, but it had to be cancelled. The elevator company does not want to risk to have a problem with any of the other two elevators, where we are left with only one working. The City inspectors

Continued on page 4

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Manager (cont. from page 3)

have been notified by Premier, as the plan is to get them all inspected once we put the elevator back in service.

The pressure test was run on the pool and we did not pass again. The pool perimeter leaks were treated with hydrophobic injections (images to follow). As of Monday October 12, 2020, the final work in the pool will be done prior to start the diamond brite. Right after, we will be pressure cleaning the pool deck, sealing the area, water proofing and painting the steps that go down to the beach.



The main roof had repairs done, which extended the expected life of the roof.

Problem: N Two Way Roof Vent

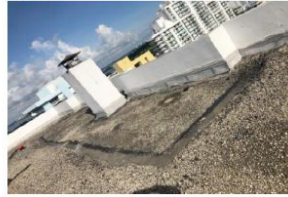
Deck under membrane has moisture



Corrective Action:



Problem: Repair Wet Area Modified



These deficiencies are typically caused by foot traffic, mechanical work, or simply by a waterproofing membrane that is at the end of its service life and can no longer withstand the weathering and building movement. This will allow water to enter the roofing system which can create extensive damage to the overall roofing system and premature roofing failure.

Corrective Action:



Remove roofing system to deck. Replace insulation and install new roof system

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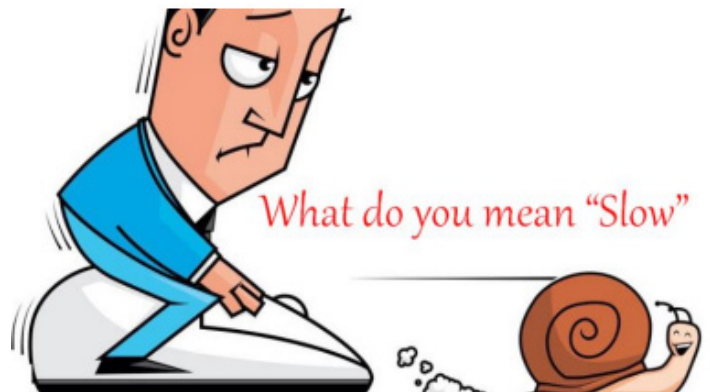


Remove roofing system to deck. Replace insulation and install new roof system

After four (4) months of waiting on the City to issue the permits for the Car Port Roof Replacement, they have finally approved and the work is to commence October 20th. During that time, we will have the valet ramp with restricted access, so please bear with us while the work is completed.

We continue to wait on the city permits for the pavers replacement, plumbing work pending, elevator repairs, building signs, and ADA lift.

When trying to pull City permits, we can only move as fast as the City employees are working.



REMINDERS

- **PEST CONTROL:** Service to the building is provided the **first and third Wednesday of every month**. The first Wednesday is dedicated to the top floors (9th to PH2) and the third Wednesday is dedicated to the lower portion of the building (8th to first level). If you have authorized the management office to enter your unit in the event you are absent, we will use the keys held in the office to make sure you get the service. You can always email the management office and provide written authorization to include you for service when you are not home.
- **NEW WASHERS & DRYERS:** Due to Covid -19 pandemic and delays in appliances production, the laundry machines delivery has been scheduled for **November 4th, 2020**. When loading your laundry cards with funds, please keep that in mind to avoid getting stuck with a card that you will not be able to use.
- **RECYCLING:** Boxes are to be flattened and left under the laundry room tables or in the main trash room. Disposal of cans, plastic/cardboard containers, is only recyclable if it is not contaminated. Please rinse off your containers before disposing of them in the recycling bins and **DO NOT place in contaminated items**. Your cooperation will be greatly appreciated.
- **VALET/BELL SERVICES:** Please remember that the valet and bellman services are offered, but **it is customary to tip** the employees providing you the service.
- **LOANER VEHICLES:** All vehicles parking on 5825 Corinthian Condominium property **MUST** be registered with the management office or the valet attendant. If you have a **loaner** vehicle, please make sure to stop at the Front Desk to register your vehicle and receive a **Hang Tag for that specific vehicle**.
- **UNITS BEING SOLD:** 11E and 3A
- **OPEN ARCS:** 8C - VJ Services; 5J - Fine Line; 4H - Mag Zu; 2E – AA Masters; 3J – Alco Windows; 10B – Autana Enterprises; 5K – 1 Awsome Service; 15G – Shutter Pros



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DON'T FORGET...*Spring Forward...Fall Back...*

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

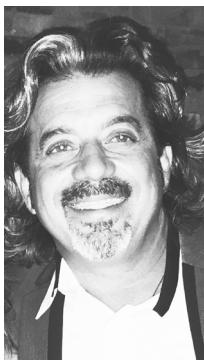
Be sure to set your clocks back one hour at 2 a.m. on November 1, 2020.



This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

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Punch #57

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