



# 5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 1

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

September 2020

## 5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue  
Miami Beach, Florida 33140  
GM@5825corinthian.com  
FSRsouth.FSRconnect.com/  
5825CorinthianCondo

### ASSOCIATION OFFICERS

**President**..... Otoniel Izquierdo  
**Treasurer** ..... Darielys Llanes  
**Secretary**..... Margarita Mestres  
**Director** ..... Rich Nichols  
**Director** ..... Ozzy Riverol  
**Director** ..... Derrick Attard  
**Director** ..... Peter Miller

### PROPERTY STAFF

**Managed By:** . First Service Residential  
**Manager** ..... Genovev Mendoza  
Genovev.Mendoza@FSRresidential.com

**Admin Asst** ... Alejandro Hernandez  
Alejandro.Hernandez@FSRresidential.com

### IMPORTANT NUMBERS

**Main** ..... 305-865-3506  
**Fax** ..... 305-865-3508  
**Front Desk**..... 305-866-6666  
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### OFFICE HOURS

**Monday-Friday**..... 8:30 AM - 5 PM  
**Holidays** .....CLOSED



## FROM THE PRESIDENT

Ever since the election, our main goal was to successfully complete the 50-year recertification in time and without any additional costs. Although it was a difficult time due to the pandemic Covid -19, we were able to have the construction team complete the work and get out of the property as scheduled closing the project and the project manager services on July 31, 2020. The pending projects to be handled by our property manager have been going along, such as the seal coating of the first level garage, the car port lights replacement, the building lights replacement, and the roof repairs needed to extend the roof life. Unfortunately, there has been a great delay in the City Permits department issuing the much-needed permits for the pavers replacement of the building entrance and the new roof for the car port. Along that line, drawings and plans are being prepared for the pool lights installation, which also require City permits and once again we will have to patiently wait until ours gets approved.

This board has actively been working in making the property better in every possible way and looking at any savings we can obtain without sacrificing the quality for the services received. We do want to thank all those unit owners who see our efforts to make our community better, organized, and disciplined. Helping us keep the property clean and abiding by the Association's Rules & Regulations makes every effort worth it. Now on a monthly basis, we will have a newsletter prepared for our building, which will contain important information and updates on what goes on in the community.

Once again, thank you for your continuous support and trust in the work we are doing and remember to wear a facial mask!

Oto, President

# FROM THE PROPERTY MANAGER

The month of August was dedicated to the fire safety equipment in the building, which in a community like ours is extremely important to be on top of all yearly inspections and repairs needed. A major repair to the fire sprinkler riser leaking on the 5<sup>th</sup> floor and affecting units 5B and 4B was successfully completed under my supervision. Both units were dried out and the plumbing work completed in two days, where the riser portion leaking was replaced.

Batteries for the Fire Pump and Generator have been replaced and the annual inspections and repairs completed on the Fire Pump, Fire Sprinklers, Standpipe, Backflow Preventor, Fire Extinguishers, Fire Hoses, and Generator.

caught tampering with the fire devices inside their units and raising trouble signals in the fire alarm panel, will be held responsible for the replacement, all additional charges imposed by the Fire Alarm company for correcting the problem, and clearance of the false fire alarms registered in the system.



Honeywell will be replacing all the broken and damaged building fire alarm devices all around the property. Please keep in mind that unit owners, who are

*Continued on page 3*

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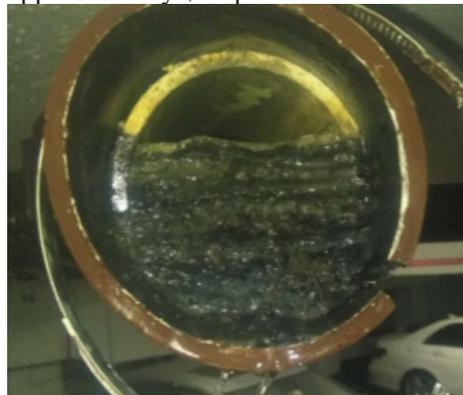
**Manager (cont. from page 2)**



On the upcoming preventive maintenance projects, the plumber has notified us that since last year there is a sewer water riser dedicated to lines C, D, E, and F that has tiny bubbles and a hair line crack, which requires immediate replacement. To that effect, the plumber and city inspector have visited the property to plan how the work will be done and to clarify which permits will be required. The work order is in and we are only waiting for the plumber to complete all necessary paperwork to submit to the City of Miami Beach. It is important to mention that when the work is done, the mentioned lines, C, D, E, and F will have no access to the bathrooms or use of any drains in the unit for about four (4) hours daily, while the work is in progress.



Another plumbing work in schedule is the one for the drains on the second level parking area, which while being jetted, we discovered that a few pipes are clogged by debris and other materials. The plumber will be replacing by sections, so we only replace the sections that are completely clogged at a cost of approximately \$30 per linear foot.



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**Manager (cont. from page 3)**

In reference to the pool, it was filled up and the stress test done to confirm the shell was not leaking. However, 24 hours later we had several leaks, which were inspected by the pool vendor and CA Lindman, company that completed the concrete restoration of the pool. We are currently evaluating solutions, which include using a mesh type material to strengthen the surface. Now that the pool has been drained, the pool shell must first be completely dry to mark all the areas where the mesh is needed. CA Lindman will have to use hydrophobic injections to seal all the identified cracks. Once that process is completed, we will have to refill the pool again to run the stress test again. When we pass that test, then the pool will be drained and the diamond brite coat applied as the last step before the pool is reopened. At the same time, we are working on the pool lighting. The vendor has started drawing plans to submit to the City to apply for the necessary permits. The plan is to have everything completed at the same time.



Our inhouse employees cleaned up the pool room and all junk was disposed out of the property. All pipes and water connections have been redone by the pool vendor. Before and after images follow.

BEFORE



AFTER



We currently have an elevator out of service. The elevator company tried to fix the part that got damaged, which apparently is the same that was worked on back in January. After a couple of weeks of research and trying to refurbish it, it has been reported that due to safety concerns, they will not be able to do it. Considering the immediate need on getting the elevator back in service, during the last board meeting, the board approved to replace the existing Payne Geared Machine with a New Geared AC machine, which will require to retrofit the existing MCE Controller, replace the existing Hoist Ropes, and the necessary load testing. I was able to negotiate an \$8,000 reduction on the cost, which will greatly benefit us. However, we are currently waiting to hear from the vendor on the expected time for the part to arrive and be set in place. It looks like the three shops that sell the part, if they have it in stock, the entire process will take about three weeks. If the part is not in stock and needs to be fabricated, it will take about sixteen weeks to get it in. The board has also discussed the condition of the Elevators and unanimously voted in agreement to hire an elevator consultant to start the process to plan the elevators replacement. For a job of this magnitude is essential to hire an elevator consultant.

On the other hand, the ADA lift will be replaced soon. On the last board meeting, after reviewing the proposals received the board voted on the vendor to use. Once the attorney reviews the contract, it will be signed and the vendor will start pulling out permits.



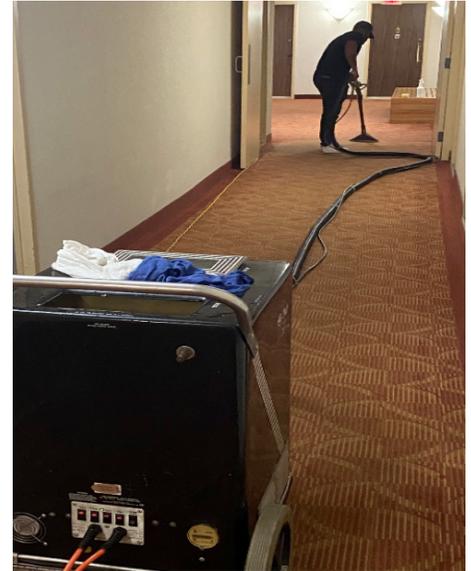
**Manager (cont. from page 4)**



The new contract for replacement of the laundry machines was already executed and we have been waiting on the machines to be available. It seems that due to Covid-19, the

manufacturing plants have also experienced a delay in production. As of now and for the second time, the delivery date for the new machines has been moved to November 4, 2020.

The carpets in the entire building have been cleaned. Although they are not new, you can definitely notice the difference.



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## REMINDERS

**FACIAL MASKS:** On a daily basis I receive complaints from residents reporting someone else **not wearing the facial mask** while walking in the common areas. Please remember that the City of Miami Beach ordinance will enforce fines against those who are not following their orders. If you are seen without the mask, it will be reported to the local authorities, so please just do what is right inside the community and wear your mask...even if you are just going to the laundry or to throw away trash. You never know who you will run into.

*“Our rule is simple, you must be wearing a mask in our city,” said Mayor Dan Gelber. “On the street, waiting outside a restaurant, in your condo lobby or at the park -- wear it. It’s not a political statement, it’s just trying to do your part to keep loved ones and neighbors healthy.”*

*Any person not wearing a facial covering is subject to a \$50 civil fine.*

**PARKING:** Out of courtesy to your neighbors, please do not use anyone else’s parking space, unless you have been authorized in writing by the unit owner and the authorization is in file with the management office. We request that you make every effort to center your vehicle while parked in your assigned space. Parking on the yellow line is not acceptable because you create a problem for the driver next to you. Please be considerate and get in your neighbors shoes.

**BOXES:** All boxes are to be broken down and placed flat under the laundry room table. Please do not use the small trash cans by the elevators set there for tissues, face masks, and small trash as your boxes receptacles. This also applies to the mail room trash container, which is mainly for people to discard junk mail. The container is not meant to be used for boxes.

**CONTRACTORS:** When you hire a contractor to work in your unit, please make sure you follow up on the work they do in the unit, but also on the way they leave our common areas. When you sign the ARC form, you are acknowledging your responsibility and putting down a security deposit, which will not be refunded if we find damages caused by the contractor. Owner replacing their windows are responsible for getting the contractor to properly patch, seal, and paint the exterior walls. See below what is not acceptable.

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