



Grandview PALACE *Newsletter*

Volume 8 Issue 6

A Newsletter for the Residents of Grandview Palace Condominium Association

July 2019

GRANDVIEW PALACE Condominium Association, Inc.

7601 E Treasure Drive #25
North Bay Village, Florida 33141

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PROPERTY STAFF

ManagerChristopher Cedeno
manager@grandview-palace.org
Asst. Manager and Administrative Accounting Beatriz Braun
gvp3@grandview-palace.org
Admin. Asst.Chelsea Curbelo
gvp2@grandview-palace.org
Operational Asst. Alvaro Rendon
gvp1@grandview-palace.org
Maint. Supervisor ... Enuar Hernandez
Maint. Asst. Juan Alberto Garcia
ALLIEDUNIVERSAL ... Derek Brunson

CONTACT INFORMATION

Mgmt. Office 305-861-7512
Front Desk..... 305-865-8710
Website.. www.grandview-Palace.org

OFFICE HOURS

Monday - Friday..... 8 a.m. - 6 p.m.

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BUILDING PROJECTS

GVP ROOFTOP HALO LIGHT IS BACK:

To be installed by South Beach Protection Inc, 148' single color LED, 2 lines around the building. South Beach Protection Inc is pulling the permits from the City of North Bay Village. Once they are approved and pass the inspection this will take approximately 4 weeks.



SECURITY:

In the effort to mediate FOB use of unregistered tenants and illegal FOB use (sharing FOBs with guests) we implemented a third security guard on a random basis to continue checking the FOB compliance.

DOG TAGS:

All GVP registered dogs are required to wear a dog tag on their collars provided by the office and to inform security about the dogs in our premises without them! Guests are not allowed to enter the premises with a dog.

CONCRETE GARAGE REPAIRS UNDER POOL AREA:

Drawings of the shoring were presented to the city for approval on Wednesday May 1st, 2019. We received the approval on Wednesday, June 26th, 2019. We are ready to start the next phase of reparations of the garage columns.

Garage Columns: drawings of the concrete work were presented to the city for approval on Wednesday, May 8th, 2019. We received the approval to start restoration of the garage columns from the City on Wednesday, June 26th, 2019. We obtained the permit and construction will start July 8th, 2019. The City mandated to close the pool and deck as a safety precaution. This will take approximately 120 days.

We apologize for any convenience. Please be extra cautious when driving in our garages.

FIRE ALARM SYSTEM:

The alarm contractor presented the drawings to the Miami Dade Fire Department for review and approval for the installation of the new panel. This will take

Continued on page 2

Building Projects (cont. from page 1)

approximately 9 months. Per current Fire Code the new system will require additional speakers in bedrooms and strobe light, to meet audibility requirements and the installation of the FCI C-3 Notifier panel made by Honeywell. This is complete digital equipment being reviewed by the fire department. This will take approximately 3 weeks to receive feedback from the Fire Department on the blue prints.

HALLWAYS AC UNITS:

Installation of (3) A/C units on 4th, 5th, 7th, hallways in schedule to be replaced from end of July, 2019.

POOL:

We presented the drawings to the City in order to obtain the permit to re-open the pool deck after a safety fence barrier is installed around the pool. The City will send an inspector in order to verify that the fence work is installed accordingly to the drawings. Once the fence barrier installation is approved the City will give the OK to re-open the deck and all City notices will be removed. Estimated time to open pool deck: 1 week.



JANITORIAL:

We have improved the cleaning in the building all around such as Lobby, elevators and elevator landing areas.

Vacuum Carpet:

- Mondays and Fridays.
- Commencing 9 a.m. one employee vacuums floors PH 2-16.
- Commencing 8 a.m. one employee vacuums floors 15-4.

Carpet Shampoo:

- Tuesdays, Wednesdays and Thursdays.
- Starting from floor PH2 and down.
- They do 1-3 floors a day, depending on the condition of the carpet.
- This work is done regularly unless an emergency occurs and they have to stop the job in order to provide help with the emergency situation.

Hallways:

- Checked daily at 7-8 a.m. before daily cleaning schedule begins.

- Elevator Mats:
- Cleaned once a month.
- Staircases:
- Washed and cleaned weekly.

Floor Waxing:

- Upgraded our cleaning machinery to polish the floors with a (2) power extraction machine.
- One employee uses the new wax machine to bring the shine back on the floors with heavy traffic such as landings and lobby.
- We will continue to wax the entire building to bring the building up to standards.

Please report if additional cleaning is necessary.

OTHER REPAIRS:

Trash chute- ECOLO (trash Chute Company) is continuing

Continued on page 3



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Building Projects

(cont. from page 2)

the reparations of the 3 sections of the trash chutes on floors 22 & 11. They are continuing to repair damaged parts of the insides of the trash chute tubes to prevent any trash from clogging. Once complete, we will continue to work on the other floors. Floors PH 2 and 23 were already completed. Completion of this project will take approximately another 2 weeks.

UBER FLAG AND PLAN:

Due to the high traffic of Uber/ Lyft/Airport Shuttels and Taxis the association has determined that all pickups and drop offs must be at the side entrance of the Lobby. We calculated that on an average day over 100 pickups and drop offs occur at GVP and we cannot continue to block the promenade entrance while the drivers' wait for their passengers. We kindly ask that you inform all of your guests of such information and respect our request. We have had continuous backups into East Treasure drive, one of which resulted in an accident. This measure was taken to protect you and your loved ones. Please enforce and educate your family member and guests of this new improvement.

TAILGATING/GARBAGE FINES:

Just a reminder: Tail Gating in and out of the garage gate and leaving garbage in the hallways or trash chute room is an automatic \$100.00 fine violation.



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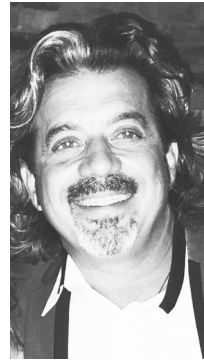
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