



**Grandview Condominium
5900 Condo Association, Inc.**
5900 Collins Avenue
Miami Beach, Florida 33140

BOARD OF DIRECTORS

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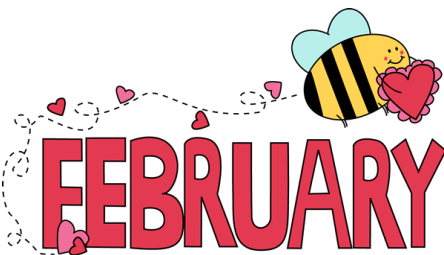
PROPERTY STAFF

Property Mgr. Ingrith Guerrero
Maint. Sup. Yoandry Varela
Maintenance Ernesto Perez
Front Desk Lead .. Concepcion Melian

IMPORTANT NUMBERS

Main305-866-8608
Security305-868-4958
Maintenance305-866-8608
Fax305-866-3323
Valet Supervisor ... Mariano Alvaro
Concierge ..Concepcion Melian-Ferran
Groundskeeper/Maint.....Bryan Elkin

Newsletter Editor .. Arlene Terrinoni



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**The Grandview Bicycle Rules And
Regulations**

Grandview Management would like to remind residents and owners who own bicycles and tricycles of the requirement to register each conveyance yearly. In order to provide for safety, uniform procedures the comfort for all residents, the Condo Board of Directors have adopted Rules and Regulations regarding keeping and using bicycles within the Condo building.

1. Bicycles and tricycles are not allowed in the main lobby.
2. Bicycles and tricycles are not allowed to use the Main entrance.
3. Bicycles and tricycles should not be Ridden but Walked in and out of garage or service doors.
4. Bicycles should be stored in P1 bicycle storage room or inside individual units.
5. Bicycles and tricycles are not allowed to be stored on balconies, vestibules or in the parking garage.
6. Bicycles and tricycles should not be left unattended in any common areas nor locked on the exterior grounds.
7. Residents and unit owners and their guests are fully responsible for any damages caused by their bicycles and tricycles.

UNREGISTERED bikes will be removed from the premises and disposed of with NO LIABILITY TO THE ASSOCIATION, BOARD, MANAGEMENT COMPANY OR THEIR EMPLOYEES.

The Miami Beach police department has requested that bicycles be registered so that they may be retrieved, if stolen. See the Building Manager to register your bike(s) and for storage in the bicycle room located on P1.

Exterminator Schedule for the Grandview

Owners and residents may want to become acquainted with the schedule for exterminating services. The Board of Directors have arranged for the exterminating of each condo unit as well as the building common areas.

Pest Pro Exterminating Services occur on Wednesday afternoon starting at 1:00 P.M. On the following schedule:

- First Wednesday of each month
CENTRAL TOWER
- Second Wednesday
SOUTH TOWER
- Third Wednesday
NORTH TOWER
- Fourth Wednesday
THE COMMON AREAS AND OUTSIDE

If owners or residents are not at home at those times, Management has arranged for a condo staff member to accompany the technician in gaining access to the unit. The Manager should be notified if there is any special need for additional extermination due to a problem.

stellar
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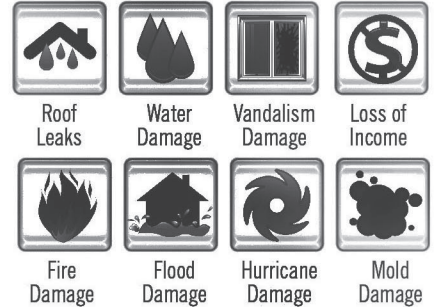
ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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Board of Directors Select Project Manager

After considering the proposals and bids from six companies for a Project Manager for the second special assessment remodeling work, The Grandview Board of Directors (BOD) selected the Hillman company of Ft. Lauderdale.

For more than 20 years Hillman, Inc. has provided design, engineering, construction, consulting and on-site management services to builders and property managers. This firm reports that 60% of its current work involves projects in highrise condominiums. In fact, they are currently undertaking a major project at our neighboring condo, 6000 Collins.

There are three aspects to the Hillman approach to consulting and management: Inspection of the premises to gain an understanding of the project; Review of design plans with feedback and recommendations to BOD including obtaining competitive bids for the work; management of the work.

The project manager will provide the inspections as work progresses and will hold weekly construction meetings to discuss with the BOD and contractors the budget and schedule.

The project manager will attend membership meetings as needed and requested by the BOD to discuss and answer questions from condo owners about the project. Hillman will assist the Grandview Property Manager by providing updates for a weekly Newsletter and monthly progress reports to the Association.

The Hillman contract has been referred to the Grandview attorney and will be signed upon the attorney's review and approval. The Project Management fee is 8% of the construction budget which was still being updated and reviewed. It is expected that this work will take up to 18 months to complete.



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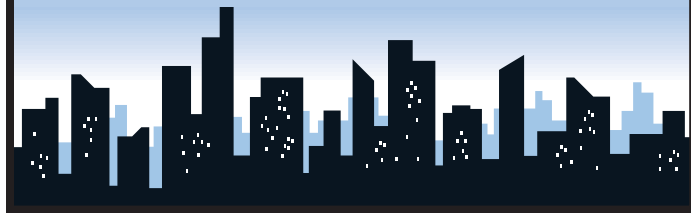
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