



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

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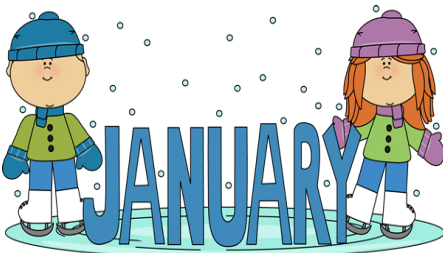
PROPERTY STAFF

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

IMPORTANT NUMBERS

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Concierge ..Concepcion Melian-Ferran
Groundskeeper/Maint.....Bryan Elkin

Newsletter Editor .. Arlene Terrinoni



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The Grandview Report on ANNUAL BUDGET MEETING

The annual budget meeting of The Grandview Condo Association was held on December 21, 2018. Ingrith Guerrero, Property Manager, reported that 66 unit owners voted to waive the required full reserves while nine owners voted for funding full reserves.

Since 62 votes were required, the proposed 2019 budget was adopted waiving full reserves. It was explained that the balance of the current Special Assessment was merged with a new Special Assessment to enable a list of renovations and projects which owners requested and had previously approved.

Among the major work to be undertaken are the following:

1. Renovation of lobby and sitting areas including moving the reception desk.
2. Renovation of the Multi-Function Room.
3. Remodel women’s and men’s bathrooms.
4. Furniture for the 18th floor sundeck including safety gates.
5. Install monument address signage on building.
6. Restore the fountain which sits atop the roof of the handicap building entrance.

Other items to be covered by the Special Assessment but not submitted for owner vote are: Landscaping, entrance ramp paver repairs, upgrading current security cameras, new FOB system for access to common areas including elevators, roof, plumbing, handicap entrance doors and porte cochere repairs as well as a variety of painting work.

The Property Manager pointed out that some remaining repairs under the original Special Assessment will be completed including plumbing and drain repairs, generator room and exhaust repair, domestic water pump and back flow repairs. Elevator floor replacement will be undertaken when the lobby corridor tile floors are installed.

It is anticipated that the remodeling jobs will take approximately 12-18 months. As a bank requirement, before any work can begin, the Board must select a Project or Engineering Manager to oversee these extensive tasks. The Board is currently reviewing proposals from 6 different companies.

Four Solid Waste Recycling Tips

As a followup to last month's recycling article, we contacted Waste Management seeking some clarification on recyclable items. **HERE ARE SOME IMPORTANT TIPS.**

- 1. Dairy Product Containers:** You can recycle butter, margarine, hummus, cheese ice cream and any food containers **So Long As Food Particles Are Removed.** Do not place any containers with food left overs for recycling.
- 2. Plastic Containers:** Those in which bakery goods, fruits and vegetables are packed are recyclable if they are rinsed free of any food remnants.
- 3. Plastic Bags: These Are Not To Be Placed In Recycling Bins.** If you collect recyclables in plastic bags, dump the contents into the bin and either collect the bags for return to some supermarkets or place plastic bags in your garbage. If plastic bags are contained in single stream recycling, they melt and the remnants clog machine gears forcing a shut down of the sorting machinery to remove melted bags from gears.
- 4. No Styrofoam Or Polystyrene Products:** Residents cannot recycle white styrofoam products such as coffee and drink cups, coolers, take out food boxes, egg cartons, meat trays, foam plates and bowls or plastic cutlery. Cardboard egg cartons are recyclable.

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Bicycle Storage

As of 2018 the Association has made available to all residents a bicycle storage area that is capable of housing 35 bikes, based on a first come first serve basis. The storage is at your own risk and the Association does not make itself responsible for any damaged or stolen property.

The storage has a cost of \$25.00 per bicycle, per year due each January. If the storage is requested later during the year the amount will be pro-rated.

The Association will only store those bicycles for which a fee has been paid. If dues are not paid the bicycle will be asked to be removed and the bicycle(s) must be stored in the individual units. NO storage is allowed in the parking garage, as per the Rules and Regulations of the Association and the City of Miami Beach Fire Marshall Department. You may refer to Rules and Regulations for 5900 Collins Condominium Association. Section B. RULES. Subsection 9.USE OF COMMON ELEMENTS. Subparagraph K.

If you currently have a bicycle in the storage room you need to make sure to pay the dues for 2019 no later than February 8th, 2019. If the dues are not received you will be contacted to remove the bicycle(s) in order to allow space for other residents that are seeking storage.

Whether you decide to keep your bicycle in the storage room or inside your unit we ask you to properly register them with the Front Desk. The required form is attached to this email for your convenience.

We have also been informed by the City of Miami Beach Police department that they recommend bicycle(s) be registered with them as well to aid in the event of stolen property. The link to register the bicycle with the City of Miami Beach Police Department is <https://secure.miamibeachfl.gov/bikeregistration>.

Should you have any questions, you may reply to this email or contact the front at 305-868-4958.




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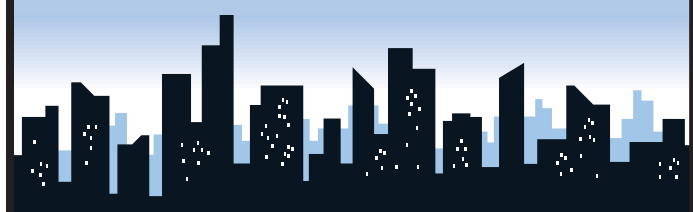
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