



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

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**Vice President** .. Peter Aguirrebena :  
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**Treasurer** ..... Carolina Rolim :  
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**PROPERTY STAFF** :

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**Maint. Sup.** ..... Yoandry Varela :  
**Maintenance** ..... Hector Diaz :  
**Front Desk Lead** .. Concepcion Melian :

**IMPORTANT NUMBERS** :

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**Security** ..... 305-868-4958 :  
**Maintenance** ..... 305-866-8608 :  
**Fax** ..... 305-866-3323 :  
**Valet Supervisor** ... Mariano Alvaro :  
**Concierge** .. Concepcion Melian-Ferran :  
**Groundskeeper/Maint.**... Luis Reque :

**Newsletter Editors** :

Ingrith Guerrero & Sidney Elkin



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**Siemens Fire Alarm System**

At the May 14, 2019 Grandview Board of Directors meeting, a representative of Siemens Building Fire Services, reported that The Grandview fire control signal panel was obsolete. In addition, replacement parts are unavailable and it is strongly suggested that this “mother control board” must be replaced.

Siemens is the long-time contractor who has serviced the condo’s emergency fire control system. The Siemens spokesperson pointed out that there are several components to this emergency communications design which controls the main interactive intelligence of the building.

It is estimated that a new Board and other new system components will cost approximately \$400,000 and may be financed through Siemens or from other financial sources. In addition, there would continue to be the need for a yearly service contract to manage, inspect and test this fire emergency system at a cost of \$16,783.34 for the 2019-2020 period.



If the Grandview decided to replace this Board with a different company, it would be necessary to replace all of the main boards in the building at great cost for new installation. It was pointed out that a new company would have to purchase any replacement parts from Siemens.

The warranty for a new fire code panel is only one year and it becomes very important that the maintenance contract be maintained in order to secure the needed repair and testing services.

Ingrith Guerrero, Grandview Property Manager reported that warning speakers need to be installed in every bedroom in the condo.

Management and the Board of Directors will further research this project and the availability of financing.

## Boat Slip Maintenance Fees

Ingrith Guerrero, Grandview Property Manager gave an extensive summary of Florida state requirements for reporting earnings from the condo Marina. She reported that previous Boards of Directors did not levy any fees on boat slip owners.

Each year zero was reported to the State as earnings from the Marina. It was pointed out that owners of slips which are rented are required to collect a state lease tax of 6% of the rental amount and a 5% county lease tax.

The Manager explained that she must go back to records of 2017 and 2018 to determine the rental fees and the amount of state and county lease tax owed by slip owners.

If a condo, which include ownership of a boat slip are sold, taxes would be due, since between \$50,000-\$70,000 are considered added to the value of the condo. The state owns the slip and the land under the water.

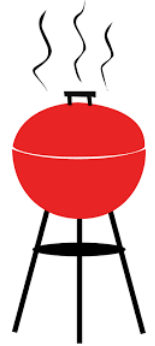
Discussion of possible maintenance fees to be charged to boat slip owners took place. It was suggested that a monthly fee of between \$100.00-\$150.00 should be levied. The Property manager gave examples of what neighboring condos charge for boat slip maintenance. She indicated that these funds could be used to help pay for standard maintenance, insurance, water, electricity and could build a reserve for major repairs and maintenance for the Marina.

The Board decided to take under advisement whether maintenance fees should be imposed and in what amounts.

## Barbecue Grill Issues

The Board of Directors had previously voted for the installation of a barbecue grill at The Grandview. Management was under the impression that only an electric grill would be allowed.

After further research, it has been determined that a natural gas grill could properly used. Since there are no gas lines in the building, installation of gas lines would be required at great expense.



The issue of where to place a grill and whether it should be movable or permanently and safely placed was discussed by the Board. After much discussion, the Board decided to explore further the type of grill which should be used. Board members also want to develop rules and procedures for the usage and cleaning of the grill. They will report their findings at the next Board meeting.

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## Project Manager Contract

The Project Manager contract for the second assessment rehabilitation work was signed with the Hillman Engineering firm of Ft. Lauderdale.

Drew DiCesare, vice-president of Hillman addressed the May 14 Grandview Board of Directors meeting and explained the function of the Project Manager consulting services.

Hillman Engineering, in business since 1994, became a condo rehabilitation specialist by 1997. Their services includes production, management and coordination to ensure transparency and high quality restoration. They will fast track permit applications and hire architects for design as well as contractors. They will closely inspect the work and will coordinate the work schedules for various contractors.

Mr. DiCesare estimated a time frame of 2-3 months to put in place architect's design, contractor bidding and the permitting process. Once the design is finalized, the inside work can begin and will be achieved in less time than the outside restoration and repair.

The Project Manager will have to hire a variety of contractors, plumbers and electricians for various aspects of the inside and outside projects. There will be two Hillman Associates who will be assigned and will be on site to oversee the work. Residents at the meeting were able to pose many questions.





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