



Burleigh House

Monthly Newsletter

Volume 16 Issue 10

April 2019

BOARD MEMBERS

- President**..... Mr. Craig T. Trester
- Vice President** Mr. James Oleksa
- Secretary**..... Ms. Gail M. Frank
- Treasurer** ..Ms. Marianne Santamera
- Director** Ms. Elaine Litwin
- Director** Mr. Patrick Kevin Mahon
- Director** Mr. Jose Mera
- Director**Ms. Andrea Romagna
- Director**Mr. Gregory Kaliman

- Manager** Mercy Alvarez, LCAM

OFFICE HOURS

- Monday - Friday**..... 9:00 to 5:00
- Lunch 1:00-2:00 p.m.** Closed
- Wednesday**Closed to the Public
- Saturday & Sunday** Closed

IMPORTANT NUMBERS

- Office**..... (305) 866-7314
- Fax** (305) 866-8733
- Security**..... (305) 861-1869

BURLEIGH HOUSE

Condominium Assn. Inc.
 7135 Collins Avenue
 Miami Beach, FL 33141



Published monthly at no cost for Burleigh House Condo Assn. by Coastal Group Publications, Inc. Contact CGP at:

305-981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.

A Warm Welcome to the New Property Manager

Your Board is pleased to introduce our recently hired Property Manager, Mercy Alvarez. A long-time resident of Aventura, Mercy hails from Peru where she attended University in Lima and majored in accounting.



She is a licensed Community Association Manager (LCAM), which is a condominium State requirement regulated by the Florida Department of Business and Professional Regulation.

She is fully bilingual in English and Spanish and brings with her comprehensive managerial experience working in similar and larger sized properties than the Burleigh House. Mercy has a solid accounting background and comes to us highly recommended by her previous employers. As she explained in her résumé, “One of the most important qualities that a property manager should have is the ability to work well with people, something that is a natural quality in me.”

Please join the Board in welcoming Mercy to our team as she helps us work towards making Burleigh House the Star of 71st Street.

President’s Message

The Building Restoration Project is proceeding simultaneously on many fronts under the supervision of our Engineers: Miami Curtain Wall for the stucco and concrete restoration of the residential tower as well as window installation, and Bunker Engineering for the Structural Work in the Garage. GC Construction is the main contractor for stucco and concrete restoration and Wind Ready for the window installation.

During the inspection of the south side balconies, we are finding several balconies that will require full-depth repair and in some cases the degradation of the rebar extends into the unit owner space either at the ceiling or at the floor level in some apartments. Depending on the depth of damage in the slab, it may require the removal of the associated ceiling or floor coverings in order to make the necessary repairs in the concrete slab itself.

These remediations are necessary to prevent future deterioration of cement and rebar, which in turn will cause water penetration and weakening of the cement

Continued on page 2

President's Message (from page 1)

structure. Our goal is to properly seal the building to carry us far into the future without water penetration or cement degradation problems.

In regard to the resurfacing of the balconies, we are reviewing and researching options for a 10-year warranty product to be applied to all balconies which will be a suitable replacement to our tiles.

Window installation has started on the 11 line and will continue with line 22. At the same time, balconies on lines 13, 24 and 26 are being repaired. As old windows are being removed, we are also finding sill and overhead slab conditions that will require repairs prior to any window installation. In many cases the repairs will need to cure overnight and the window opening will likely need to be boarded up for the necessary duration.

In the Garage, many of the structural columns are being repaired and most of the areas of the 2nd floor garage deck above the stores have already been repaired. We are looking at a waterproof option to apply to the 2nd floor garage to prevent future water penetration into the first floor garage and columns.

There is considerable deterioration on the pool deck top and bottom and all is being evaluated by our structural engineer for repair. We are attempt-

ing to interleave the stucco, window and slab work on the east side of the building to accomplish all work together while the pool is closed. We are in the planning phases, so no date is set for the work on the east side and subsequent pool closure.

Overall, this project has escalated in scope beyond the original estimates, with all of the repairs being identified now as absolutely necessary for the preservation of the BH and the safety of us all. The scope of the work may be larger, however there is nothing to fear as we have capable contractors to make these remediations NOW. Further delays in making these repairs will not

only exacerbate these issues but potentially create new issues for the future. Since we have appropriate suppliers, swing stations, current architectural drawings, permits and repair openings already in place, the cost to do the repairs now is less than starting over at a later point in time.

It has taken us over a year to assemble the right team, and we are confident that the work being done is of high quality and correct for our beloved Burleigh House. By doing this work now we are also going a long way to set ourselves up for a sound future and for a successful 50-year Miami Beach recertification.



RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS


			
Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
			
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

STELLARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

One Dollar Emergency Dental Visit
Including Necessary X-Rays
 NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:
 9456 Harding Avenue, Surfside, FL
 Phone (305)866-2626 Fax (305)866-2204
 4011 W. Flagler St. Ste. 506, Coral Gables, FL
 Phone (305)643-1444 Fax (305)643-0447

BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19 must present coupon

MOTORIZED SPECIALIST
 VERTICALS REPAIRED & CLEANED
 SHADES REPAIRED & CLEANED

WE ALSO DO
REPAIRS
VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

Getting Started with BuildingLink

Welcome to your official resident website for Burleigh House. Building-Link uses email and/or text messages to keep you informed when a package is delivered to the front desk, and the integrated monitor now positioned in the mailroom will list your unit when packages are available for pick-up. With BuildingLink, you'll be able to read important management notices, submit repair requests, place Buy/Sell/Rent ads on the electronic Bulletin Board, access Association documents, give timely Permission-to-Enter instructions to the Front Desk ...and much more.

If you have not yet signed up for BuildingLink, please see a member of our staff to assist. You'll be assigned an ID and temporary password. That'll get you started.



The Window Corner



Our first window was installed on March 28!!! The Star of 71st Street is beginning to twinkle.

DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, family owned for 30 years.

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelersmiami.com
diamondjef@aol.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon.
Not To Be Combined With Other Offers.
Exp 5/31/2019

Treasurer's Report

Financial Summary through February 28, 2019							
Total Cash on Hand	...in Operating Account	...in Reserve Account	in Special Assess. Account	Accounts Receivable	Accounts Payable	Total Revenue	Total Expense
\$1,410,380	\$373,210	\$648,302	\$388,868	\$141,071	\$969,498	\$480,169	\$505,951

Happy Passover

Passover (in Hebrew, **Pesach**) commemorates the exodus of the Jews from slavery in Egypt. The holiday is ultimately a celebration of freedom, and the story of the exodus from Egypt is a powerful metaphor that is appreciated not only by Jews, but by people of other faiths as well. Wishing you and yours a happy and peaceful Passover.



Happy Easter

Colored eggs and marshmallow chicks. It must be that time of year again. May this Easter bring you all together for a great celebration filled with lots of joy, happiness and of course chocolate! Happy Easter to all of you from the staff at Burleigh House.





dancing LIKE THE stars

Learn to dance like a star for your health

Join us and enjoy lunch, a Ballroom Dance demonstration and Ballroom Dance instruction

12.00 pm to 2.00pm

This is a complimentary event, BRING A FRIEND!



May 10th Friday

HAPPENING AT ELITEHEALTH NORTH BAY VILLAGE COMMUNITY WELLNESS CENTER 1700 79TH STREET CAUSEWAY, #120 NORTH BAY VILLAGE

MAKE YOUR RESERVATIONS, please call Sonia
 Community Wellness Center Coordinator at **305-902-2383**
 or e-mail Soniaj@elitehealth.com or call or text **Myriam** at **954-261-1035**

Follow us on Face Book under "EliteHealth Senior Program"
www.EliteHealth.com





DAVILA CONSTRUCTION GROUP LLC.
 General Contractor CGC 1521462
 403 NW 10 Terrace, Hallandale FL 33090
 Office/Showroom (by appt. only)
305.747.6707 / 954-842-4342
 Contact@Davila-Construction.com







23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates We Don't Subcontract Jobs • Affordable Prices
ASK FOR OUR CONDO UPGRADE PACKAGES!