



Burleigh House

Monthly Newsletter

Volume 16 Issue 8

February 2019

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Vice President Mr. James Oleksa
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Treasurer ..Ms. Marianne Santamera
Director Ms. Elaine Litwin
Director Mr. Patrick Kevin Mahon
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DirectorMs. Andrea Romagna
DirectorMr. Gregory Kaliman

OFFICE HOURS

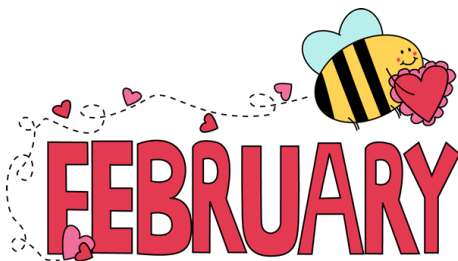
Monday - Friday..... 9:00 to 5:00
Lunch 1:00-2:00 p.m. Closed
Wednesday Closed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

Office.....(305) 866-7314
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Security.....(305) 861-1869

BURLEIGH HOUSE

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



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President's Message

Our Building Renovation project is ramping up as we also start the structural work in the Garage under the supervision of Bunker Engineering and Construction Services, Inc. This structural repair work will be done by GC Contracting, who is the same company repairing the exterior building tower walls. GC Contracting will assign a separate team for the garage work so that the exterior and interior work will be done simultaneously.

We will start the work on the 2nd floor garage where the shoring is located, move to the 1st floor garage, complete some garage waterproofing and then start repair of the building perimeter wall. As work progresses, we will see the shoring removed from the garage areas.

At the January Board meeting, the Board decided to extend the scope of work on the Balconies to include the removal of tiles so that any water intrusion

Continued on page 2

Buildinglink About to Help Us All Connect

Burleigh House is ready to move into the 21st Century for real. To comply with the state of Florida requirement to establish a secure website for condo owners, the Board has contracted BuildingLink to provide the necessary software and hardware.

As a result, we all will benefit from the automation of many of our day-to-day building management services. For example, package tracking, work order processing, notifications for deliveries and announcements will all be handled through BuildingLink. Condominium documents, records, Rules & Regulations will remain there, available to review.

Residents will be able to view building and neighborhood events on the **Calendar** page, and access documents and building forms from the **Library** page. The **Connect with Neighbors** page will allow you to create personal profiles and meet your neighbors. From the **Bulletin Board** page you can post and view items for sale and much more. There will be a **Building Staff Directory** where you can find staff contact information, quickly and easily.

And of course, there's an app for all that --BuildingLinkMobile is available for IOS and Android. Download it and you can access Burleigh House anywhere, anytime. Watch your e-mail for more information from the Management Office in the coming weeks. Exciting times are here!

President's Message (from page 1)

damage is visible, and the needed repairs can be made. We have great confidence in our Architect, Engineers and Construction company, who are working cooperatively on all aspects of the total remediation work that includes stucco, balcony repairs, window installation and garage structural work.

The final permit for the Generator (that is required by the fire department) has been submitted to the Miami Beach Building Department and we now have an expediter to assist it through to completion. We have also placed the order for the replacement of the compressors for the hallway AC system and for a full remediation of the hallway air handler...just another step in "Polishing the Star of 71st Street" to like new again.

Manager's Report

From Jenny Perera, LCAM

On behalf of all the employees of the Burleigh House I would like to extend our gratitude and express our excitement to all the Board members for their foresight in purchasing new concierge software and hardware from BuildingLink. We especially acknowledge the efforts Kevin Mahon who was the driving force for its installation and the training of his fellow Board members and Burleigh House employees. This software will make our jobs easier as well as allow us to enhance productivity and safety protocol.

DAILY MATTERS:

Soon we will start concrete restoration on the columns in the garage. Bunker Engineering pinpointed the area where column repair will start on the 2nd floor. This will cause a short, temporary displacement for some residents from

their assigned parking spaces. All residents will be notified in advance of this requirement.

Window mullions needed for the future window installations were delivered. A storage location for these mullions was selected in the first floor garage, based on the weight of the delivery. I would like to thank all residents who have been very accommodating regarding use of their parking spaces, whether for storage locations or for column repair purposes.

The Cooling Tower is now in prime condition due to the completion of its cleaning, general maintenance and replacement of a bypass valve. This valve replacement will allow us to schedule future maintenance without causing hardship to residents.

Continued on page 3

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Manager (cont. from page 2)

An additional sprinkler system was added to the landscaping north of the entrance gate to the building.



The main return valve that affects line 02 was replaced. This valve is located on the third floor in the gym area and has been leaking for a long time. The issue was located and the proper correction was successfully completed.

BEAUTIFICATION PROJECT:

I attended several meetings in reference to the continuation of the Beautification Project of the Burleigh House.

All light fixtures of all hallways are now upgraded with LED light bulbs. This change produces better illumination and is more cost effective as they use far less electricity and last far longer. Floors 3 thru 14 have been completed, providing a finished product for this project.

Hallway Painting has now progressed to the 14th floor and is moving forward as speedily as possible while providing excellence in product. Hallway Baseboard installation on the 16th floor is now 50% completed. The progress continues at a steady pace.

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Treasurer's Report

Treasurer's Report: Financial Summary through December 31, 2018

Total Cash on Hand	...in Operating Account	...in Reserve Account	in Special Assess. Account	Accounts Receivable	Accounts Payable	Total Revenue	Total Expense
\$929,466	\$380,781	\$525,677	\$23,008	\$125,969	\$934,629	\$2,939,587	\$2,943,952

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Window Corner

We are sealing up the BH!! Our first layer of stucco has been applied to lines 26, 24, 22, 11 and 13 on the South side of the building. Shortly, final layers of stucco will be applied to these areas. Stucco work will begin on line 15 within the next 2 weeks. As a result of the stucco repair on the tower walls, balcony deterioration has been discovered and we are on it. All tiles will be removed from all balconies to fully evaluate and repair the damage caused by water intrusion. We plan to finish stucco repairs and balcony repairs before window installations start, in order to minimize the possibility of concrete debris hitting our new windows. Evaluations of the work required for balcony repairs continues. Product evaluations are underway to review waterproofing materials to be applied on balcony floors after repair on the balconies is completed. As we understand the timing and extent of these repairs, we will be able to estimate more accurately when actual window installations can start. We will continue to send you information as soon as it becomes available.

Shrimp Scampi

Try this delicious meal to serve to your loved ones in February!

- 1 (8 oz) package angel hair pasta
- 1/2 cup butter
- 4 cloves minced garlic
- 1 pound shrimp, peeled & deveined
- 1 cup dry white wine
- 1/4 teaspoon ground black pepper
- 3/4 cup grated Parmesan cheese
- 1 tablespoon chopped fresh parsley



1. Bring a large pot of salted water to a boil. Stir in pasta and return pot to boil. Cook until al dente. Drain well.
2. Melt butter in a large saucepan over medium heat. Stir in garlic and shrimp. Cook, stirring constantly, for 3 to 5 minutes.
3. Stir in wine and pepper. Bring to a boil and cook for 30 seconds while stirring constantly.
4. Mix shrimp with drained pasta in a serving bowl. Sprinkle with cheese and parsley. Serve immediately.



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