



Burleigh House

Monthly Newsletter

Volume 16 Issue 9

March 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
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
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.

Beautification -- Common Area Renovations

Painting of the Hallways and installation of baseboards is progressing at a steady pace. The Elevator Lobbies have been dressed up and upgraded with wall paper, new light sconces and benches. In the February meeting the Board voted to restore and enhance the lobby including a new reception desk, enhancing the ceiling details and improving the entrance from the garage. The existing architectural features such as the Carrara marble in the lobby will continue to be our main asset and be complimented with new and improved design elements.

A new reception desk will be installed and customized to accommodate the requirements of the security camera monitors, as well as the new BuildingLink and KeyLink systems. A customized closet behind the reception desk for package storage will be a part of this overall design. A reflective ceiling, in keeping with the theme of the 3rd floor, with upgraded ceiling recessed lighting will provide the feeling of a higher ceiling with a clean and functional flow. Along the same theme, tray ceilings will be applied to the elevator landing area as well as to the entrance area in the garage to provide the common feeling of more height. In the garage entrance area new floor tile will be applied, common with the elevator tile, and the wall tile will be removed and refreshed with cleanly painted new sheetrock. In this way, the garage entrance will be the continuation of the lobby. Making these simple enhancements will have a huge impact and the feeling of continuation of the lobby will make our lobby look more spacious.



Burleigh House Lobby



Social Room

In a continuous effort to better the quality of life of our community and following the trend to rescue valuable leisure space for the residents, we decided to create a multifunction space in the former library. In this space owners can meet, socialize, watch a movie, find a book. And it may be a helpful quiet space to get away from the noise during the renovation and a place to relax while our windows are changed. This space already exists, hidden behind the Party Room with a great ocean view. The new layout will include seating area, wall-mounted TV and library. We'll recycle and renovate in the same spirit as was done on the 3d floor, with minimum cost but charm and style assured.

Exciting News! BuildingLink Has Arrived.

We have launched a new building management system called BuildingLink. By the time this news flash appears, you will have received an email from BuildingLink explaining all the advantages and features. If you have not received the email, check your "spam" email file. Sometimes the original setup email goes there. Just "move" the email to your inbox, and all further communication from BuildingLink and the Burleigh House management will automatically go there. Additionally, there will be a TV monitor installed in the mailroom where you can get information and where notification for package delivery will now be displayed. Please email or ask our staff should you have any questions.

Hallway AC Repair Project

As voted for in the January Meeting, the Board has contracted All-Air Contractor, Inc. to repair our hallway Air Conditioning system. This system consists of two major components: the Air Handler and the Compressors. The Air Handler is currently being refurbished with newly fabricated replacement panels as well as the replacement of other critical components. A new Compressor System is on order and we are expediting the delivery with the manufacturer.

Once completed, we expect the system to operate as new with increased dehumidification in addition to cooling of the hallway air. In the meantime, please pardon the inconvenience of the warm hallways while work is underway. Funding of this project is from our newly established Pooled Reserve Fund which had been voted on by the Board. It was funded with the proceeds of the sale of a previously-owned Burleigh House apartment unit and other insurance proceeds.

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
jeff@diamondremodelersmiami.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

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

WWW.DIAMONDREMODELERS.COM

- 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 4/30/2019



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

The Window Corner

Planning and analysis for the window project started in November, 2015. Not only was it a huge project at that time, but since then the project expanded to repair stucco, balconies and garage structural issues. And, we are making good progress with all repairs. Barring any weather related or other construction discoveries, the first window installation will occur on Tuesday, March 19. YEAH!!!! PH11 will be our first installation and following that, installations will continue down lines 11 and 22 from the top to the bottom of the building, with new windows going in every day. Unit owners will be notified approximately 2 weeks before their scheduled installation date.

As a reminder, a uniformity of interior window treatments is essential to the attractiveness of our new look. Our Rules and Regulations states: **Window Coverings** In the interest of the building's overall appearance, blinds and draperies that are other than white or off-white must be lined or under-draped in white or off-white material.

South side balcony repairs and assessments continue and unit owners will be notified if individual balcony repairs require access to apartment living space in order to complete the necessary repairs.

GAMBLING PROBLEM? 888-ADMIT-IT

Free | 24/7 | Confidential | Multilingual

Help and hope are available. Talk to a specialist 24/7/365, and get connected to free treatment and other resources. Call Florida's Problem Gambling HelpLine at 888-ADMIT-IT (236-4848), text to 321-978-0555, chat on gamblinghelp.org, or message us on Facebook or Twitter.



gamblinghelp.org



GOT PROPERTY DAMAGE? GET HELP NOW!

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?

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

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

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



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

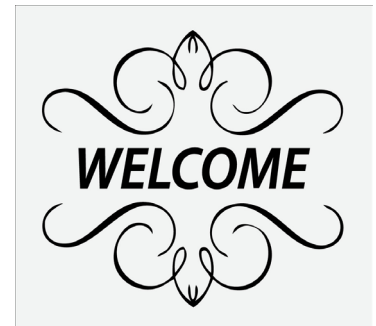
Treasurer's Report

Treasurer's Report: Financial Summary through January 31, 2019

Total Cash on Hand	...in Operating Account	...in Reserve Account	in Special Assess. Account	Accounts Receivable	Accounts Payable	Total Revenue	Total Expense
\$1,324,449	\$619,004	\$674,420	\$31,025	\$168,707	\$822,133	\$207,902	\$213,819

WELCOME NEW RESIDENTS

Burleigh House would like to greet our newest neighbors. The Board members and staff are interested in helping you have a pleasant adjustment to your new home, so please call the Management Office if you have a problem or a request. We send a warm welcome to new Owners Jean-Claude Garcia-Zamor, #914; Brian Susbielles, #702; and Sandra P. Valcarcel, #1121. We also welcome new Tenants Ronald Feldhein, #414; Urpiana Koklonis, #835; Martha Marlovy Simhon, #913; and Denis Varkovskiy, #1235. We look forward to meeting each of you and getting to know you better.



CUBIC USA LLC.

GENERAL CONTRACTORS

20515 East Country Club Drive-Unit 1949, Aventura, FL 33180

Tel: 954-614-8665 • www.CubicUSA.com

**We Offer a Full Range of Interior Renovations
We can provide Architectural Plans**

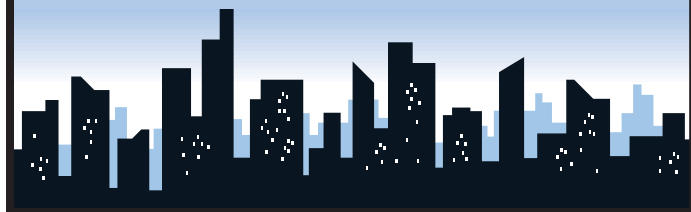
We are fully licensed & insured **15 years**
of construction experience in South Florida.

License CGC#1524469

FREE ESTIMATES

Español, Hebrew Spoken

Condo Managers • Tenants • Kitchens • Windows
Plumbing • Electrical • A/C • Drywall • Bathrooms
Flooring • Painting • among others



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!**

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

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