



# Burleigh House

## Monthly Newsletter

Volume 16 Issue 11

May 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](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

### Annual Meeting Date Change

The Board will be seeking membership approval for a change in the date for the Annual Meeting and Board Election from December to March. The reason for this request is to defer the activities of an election during the December Holiday season. This will permit more time to work on the following year's Budget and other year-end administrative activities. Holding the Election in March, away from the busy holiday season, will allow unit owners more time to participate in the Election.

In order for this to be implemented, a vote from the majority of the Association members is required to amend our condo documents. Therefore, we will be asking for support on this matter in the interest of all of us as neighbors and owners.

Please also be aware that, due to a change in the 2018 Florida Statutes related to Board Member terms, we can now revert from electing all nine members annually back to staggered terms as follows:

- 3 Board Members for 3 years,
- 3 Board Members for 2 years
- 3 Board Members for 1 year

At the April 18<sup>th</sup> Board Meeting, the Board voted to apply these staggered terms to the next and all future Board elections. Changing back to staggered Board member terms will return our election process to follow the intent of our original bylaws. This will provide the Association with continuity, affording it the ability to always have prior board members to carry forward the business of the Association.

Owners will soon be receiving a letter from the Board with these details. Voting can be accomplished by electronic voting through Simply Voting as we have done in the past. If you previously signed up for electronic voting via Simply Voting you will receive an email with a voting link. If you haven't signed up yet and you wish to vote electronically please contact the Management Office for the sign up documents.



# Burleigh House Rules

The Burleigh House Rules & Regulations (R&R) adopted on July 16, 2014 are an important part of our community living. All residents should familiarize themselves with this document, which can be found in the BuildingLink Library or requested from the Management Office. They provide guidance and monitoring and lay down the structure for dealing with infractions. Let's work together to protect the appearance and property values of our building and maintain our quality of life by following the R&R that govern our peaceful existence here in the Burleigh House.

In recent weeks, three incidents took place within days of each other that violated our rules. Examples are given below of these occurrences because they happen time and again.

### TRASH DISPOSAL (Rule No 38)

The first incident plays out daily in our trash rooms. The R&R state that cardboard boxes are to be broken down and placed neatly along the wall or carried down to the garage trash room. As is frequently the case, a large box was left in the recycle bin, filling it so completely that no other items could be added. Our housekeeping staff has to spend far too much time breaking down boxes. This is an added expense for the Association and takes employees away from more important areas of their daily routines

### RENTALS – SHORT TERM (Rule No 29)

The second incident probably occurs far more regularly than we can prove, but this short-term rental situation came to light when the vacationing tenants asked the Office for keys to the unit. Property Manager Mercy Alvarez took firm control of the situation and explained that such rentals are against our condo documents, constituting a reportable and punishable offense by the City of Miami Beach. To be clear, our rules do not allow short term rentals of less than 4 month and all must be pre-screened by the Office. We will not permit renters from Airbnb, VRBO or any other short-term rental systems. Not only do such rentals the Burleigh House Rules, they also violate the City of Miami Beach laws and ordinances.

### CONTRACTOR REPAIRS/ REMODELLING (Rule No 9)

The third incident was potentially far more harmful, as similar infractions in the past have resulted damage to the building, not to mention increases

in insurance premiums. A dismantled smoke alarm set off the building's life safety fire alarm and brought in the Miami Beach Fire Department. It was then discovered that an owner had taken it upon himself to completely demolish the interior of an apartment in preparation for renovation. Not only was there no Contractors Package filed with the Office, but neither was there the required City permit affixed to the door acknowledging the obvious work intended to be performed. Please be sure to comply with the Burleigh House Rules in regard to renovation in your apartment, by completing the necessary contractor package and complying with City Codes for Permitting requirements

All this brings to mind the value and importance of our statute mandated Grievance Committee. The Board of Directors thanks those who have been serving on that Committee and is seeking additional volunteers. Please consider participating in the effort to help our community move in the direction of smoother community living.

## 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

WE ALSO DO REPAIRS  
VERTICAL TRACKS REPAIRED

VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

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

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

## 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?

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

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

## The Window Corner

Window installations on the south side of the building are proceeding nicely! As of May 4, there are 17 units enjoying their new windows. Our contractors estimate that lines 11 and 22 will be completed by end of May and we hope to start lines 13 and 24 in early June. For the installations so far, we needed to do a few repairs around window perimeters to fix rebar and to fix concrete issues with the sills. Although there are slight delays due to un-anticipated repairs such as this, we are **DOING IT RIGHT**, to provide the best long-term solutions for waterproofing and safety of our building.



Our engineering analysis of balcony repairs on the south side was reported to have 80% of the balconies in need of some cement repair. There are 7 balconies that were severely damaged. Work is underway to repair all of the balconies.

Work is underway in the garage to repair structural columns. There are 10 columns that have been repaired. Additionally, on the 2<sup>nd</sup> floor garage floor, there are 13 areas where cement was cracked or degrading and where work is underway to repair these areas to prevent future water intrusion.

We are estimating that work can begin on the East side of the building sometime in June. The pool will close once that work is started. In addition to window installations and painting the building, work will include replacement of the poolside windows with hurricane grade windows, repair of an area of the pool deck that has severe water damage, sounding and repairing the tower walls and balconies, and repairing some structural areas around the pool. We expect that all of this will take several months to complete.

We continue ... "POLISHING THE STAR OF 71<sup>st</sup> STREET".

# 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@diamondremodelers.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



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 6/30/2019

# Treasurer's Report

Treasurer's Report: Financial Summary through March 31, 2019							
Total Cash on Hand	...in Operating Account	...in Reserve Account	in Special Assess. Account	Accounts Receivable (as of 3/19/19)	Accounts Payable	Total Revenue	Total Expense
\$1,141,111	\$472,916	\$643,248	\$24,947	\$121,496	\$1,288,165	\$722,953	\$782,182

## Another Benefit of New Windows

During the April Board meeting, our insurance broker Juan Cordova spoke of the Remediation Report that would be ordered by the Association after the Windows and Stucco work is completed. Such a report would provide a reduction in the building's common area premiums and in individual homeowner's insurance premiums. But rather than waiting, the question was asked about individuals purchasing their own reports once their new windows are installed in order to receive a premium reduction. Juan provided the following contact for that purpose: Mr. Gus Facundo of KBC Building Inspections; phone: (786) 393-8341; e-mail: keybuilding@gmail.com.

### Indoor Summer Beach Bash

**Summer PARTY**

**ELITE HEALTH MEDICAL CENTERS**

## WEDNESDAY 12 JUNE

**DJSOUND**  
LIVE MUSIC

**GAMES**  
HAVE FUN

**WINPRICES**  
YOUR TIME TO WIN

**North Bay Village**  
1700 79th Street Causeway #120,  
North Bay Village, FL 33141  
elitehealth.com

**FREE LUNCH WILL BE PROVIDED**  
FROM **12:00 PM TO 2:00 PM**  
RSVP: Sonia **305-902-2383**

**DAVILA CONSTRUCTION**

**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!**