



5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 8

A Newsletter for the Residents of the The Corinthian Condominium Association, Inc.

April 2021

5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue
Miami Beach, Florida 33140
GM@5825corinthian.com
FSRsouth.FSRconnect.com/
5825CorinthianCondo

ASSOCIATION OFFICERS

President..... Otoniel Izquierdo
Treasurer Darielys Llanes
Secretary..... Margarita Mestres
Director Rich Nichols
Director Ozzy Riverol
Director Derrick Attard
Director Philippe Lamery

PROPERTY STAFF

Managed By: . First Service Residential
Manager Genovev Mendoza
Genovev.Mendoza@FSRresidential.com
Admin Asst ... Alejandro Hernandez
Alejandro.Hernandez@FSRresidential.com

IMPORTANT NUMBERS

Main 305-865-3506
Fax 305-865-3508
Front Desk 305-866-6666
24-hour Cust. Care .. 866-378-1099

OFFICE HOURS

Monday-Friday..... 8:30 AM - 5 PM
Holidays CLOSED

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FROM THE PROPERTY MANAGER

As you might remember, Jewel Toned was going to be hired to do the interior renovation of the building. However, the next day after the meeting, they declined the project, so we went back to search again for a new interior designer. During the Board meeting held. On the Board meeting held on March 25, 2021, the top two interior designers bidding the project, Steven from Steven G and Pepe from PCD gave a presentation of the companies and the work done similar to what we are looking for. After getting all the comments from the people in attendance and the board members, a decision was made to hire PCD for the interior renovation.

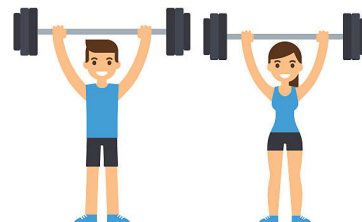
On the property update side, we have completed the building sign replacement, the beach gate replacement, the new pool furniture was delivered, and we are waiting for a final correction on the ADA Lift, so the city inspector can come back to inspect and approve.

The elevator consultant has already received the closed bids from all those companies interested in bidding for the 3 elevators replacement, and we are waiting to get the final report. The elevator currently out of service is still waiting for another part due to arrive the second week of May.

The gym has re-opened and all users are required to first sign a waiver at the management office and **MUST** adhere to the Rules.

WHAT YOU NEED TO KNOW ABOUT GYM REOPENING

- Liability form **MUST** be signed & turned in to the management office to get access.
- Maximum 4 people allowed at the same time.
- Users **MUST** log in to enter gym.
- Users **MUST** wear a mask to enter.
- Users **MUST** keep social distancing.
- Users **MUST** abide with the posted signs.
- Users **MUST** wipe equipment used before and after each use.
- The gym will be open 24/7, but **failure to abide** with all requirements will result in losing the privilege.

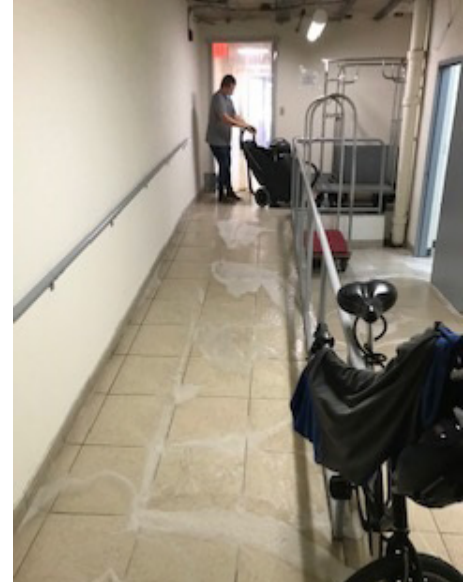


Continued on page 2

Manager (cont. from page 1)

We have completed the Fire Alarm Annual Inspection, the Fire Pump and Generator got also their quarterly inspections. The working elevators were inspected and we are only waiting for a minor repair to schedule a final reinspection. Once completed, the city will issue the new elevator certificates.

The quarterly scheduled carpet cleaning has been completed and the tiled floor has also been scrubbed and cleaned. The parking gates were all lubricated and the old rusted locks were replaced, so when we have a power loss, the gates can easily be open and locked to stay open. We have also been cleaning and painting all the machine rooms and hidden areas. This is scheduled to be done on a yearly basis, so the visible and invisible areas all kept cleaned and maintained.



Continued on page 3





Commissioner
Eileen Higgins
District 5



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COVID-19 VACCINES

Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing district5@miamidade.gov.

@CommishEileen

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Manager (cont. from page 2)

The pool had the pool feeders damaged and as a result caused a problem with the pool heater. We are currently waiting for the parts to arrive next week, but Daniel -Chief Engineer-

Continued on page 4

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Manager (cont. from page 3)

found a temporary solution so you can continue enjoying the pool while we wait for the parts.

In reference to noise and complaints received, we need to remind everyone to please be considerate with your neighbors. We have had several complaints about noise disturbance. Children are not allowed to be running or playing ball in the units or in the hallways. Please remember that noise travels and specially during quiet time, 11:00 pm to 6:00 am is very important you respect it. This is imposed by the city and it is enforceable.

Finally, we are constantly trying to make things better in the building and would like to ask **everyone to please UPDATE their personal information with the management office.** We have run into some problems trying to contact people who have changed their telephone numbers, but forgot to let us know.

On Thursday 4-8-21, we did not have quorum to hold the scheduled Annual Meeting. However, the Election for the open seats in the Board of Directors took place as scheduled and was run and monitored by RMO with Tomas Rementeria as the elections monitor. See below:

**ELECTION RESULTS:**

CANDIDATE	TOTAL	RESULTS
Derrick Attard	51	Winner #2
Otoniel "Oto" Izquierdo	50	Winner #3
Philippe Lamery	47	Winner #4
Richard Nichols	52	Winner #1
John Vest	11	
# VALID BALLOTS	MAX POSSIBLE TALLY	TOTAL TALLY
60	240	211

REFERENCE INFORMATION:

Date of Election: April 8, 2021
Start Time: 7:00 pm
End Time: 8:28 pm
Association Name: 5825 Corinthian Condominium Association, Inc.
Association Address: 5825 Collins Avenue, Miami Beach, FL 33140
Election Monitor(s): Tomas Rementeria
Association Contact: Genovev Mendoza
Outgoing Board Member(s): Otoniel Izquierdo, Peter Miller, Richard Nichols & Derrick Attard
Attorney(s): N/A
CAM Representative: Genovev Mendoza
Observer(s): N/A

Right after the election, the New Board of Directors conducted the organizational meeting and the **2021-2022 Newly elected Board of Directors is:**

- President, OTO IZQUIERDO
- Treasurer, DARYELIS LLANES
- Secretary, MARGARITA MESTRES
- Director, DERRICK ATTARD
- Director, PHILIPPE LAMERY
- Director, RICHARD NICHOLS
- Director, OSWALDO RIVEROL

Penne with Chicken and Asparagus

- 1 (16 ounce) package penne pasta
- 5 tablespoons olive oil, divided
- 2 skinless, boneless chicken breast halves - cut into cubes
- salt and pepper to taste
- garlic powder to taste
- 1/2 cup low-sodium chicken broth
- 1 bunch asparagus spears, trimmed, cut on diagonal into 1-inch pieces
- 1 clove garlic, thinly sliced
- 1/4 cup Parmesan cheese

Bring a large pot of lightly salted water to boil. Add pasta, and cook until al dente, about 8 to 10



minutes. Drain, and set aside. Warm 3 tablespoons olive oil in a large skillet over medium-high heat. Stir in chicken, and season with salt, pepper, and garlic powder. Cook until chicken is cooked through and browned, about 5 minutes. Remove chicken to paper towels. Pour chicken broth into the skillet. Then stir in asparagus, garlic, and a pinch more garlic powder, salt, and pepper. Cover, and steam until the asparagus is just tender, about 5 to 10 minutes. Return chicken to the skillet, and warm through. Stir chicken mixture into pasta, and mix well. Let sit about 5 minutes. Drizzle with 2 tablespoons olive oil, stir again, then sprinkle with Parmesan cheese.



PATRICKJAIMEZ PA

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FROM THE RULES & REGULATIONS

2. GENERAL USE AND OCCUPANCY

- 2.1 Each of the condominium units shall be occupied and used as a private residence with no more than two (2) occupants per bedroom and (1) per den.
- 2.2 Unit owners and/or tenants shall not use or permit the use of their premises or any part thereof for any use which would constitute and immoral, offensive, or unlawful purpose which would violate any law or governmental rules or regulations.
- 2.3 Monthly maintenance fees are due and payable on the first day of each month and shall be considered delinquent on the eleventh day of that month.
- 2.4 All legal expenses and/or bank charges incurred in collecting funds covered by a returned check will be charged to the unit owner.
- 2.5 When a unit is to be occupied by guests in the absence of the resident, Management must be notified in writing at least three (3) days in advance of the arrival of said guests and the expected arrival date and duration of stay. Guests must register with the concierge at the start of their visit.
- 2.6 Resident(s) shall not be permitted to occupy a unit until Association approval has been obtained in accordance with the Declaration.
- 2.7 No separate part of any unit may be rented.
- 2.8 No trade, business, profession, or other type of commercial activity may be conducted in or from any unit.
- 2.9 No unit may be divided or subdivided without the authorization of the Association.
- 2.10 A Resident may not permit anything to be done to or kept in the unit which increases the Association's insurance rates on the unit, the common elements, or any portion of the condominium, or which will obstruct or interfere with the rights of residents.
- 2.11 A resident may not play a musical instrument, operate a phonograph, television, radio, sound amplifier, or other equipment that will create, or cause to create, any noise or sound in such a manner as to disturb other residents.
- 2.12 As the outside doors of all units are common elements, no unit owner may alter the outside appearance without permission of the Association. Doors must at all times be uniform with the rest of the doors. See Article 17.3 of our Documents.
- 2.13 A unit owner who plans to be absent during the Hurricane Season must prepare his/her unit prior to departure by designating a responsible individual to care for the unit and furnish the Association with the name of such individual. See Amended Article 10.2. of our Docs.
- 2.14 When a unit is leased, a tenant shall have all the use rights in the Association property and those common elements otherwise readily available for use generally by unit owners and the unit owner shall not have such rights except as a guest, unless such rights are waived in writing by the tenant. F.S. 718.106(4)