



# 5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 7

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

March 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** ..... Peter Miller

### PROPERTY STAFF

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

### IMPORTANT NUMBERS

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

### OFFICE HOURS

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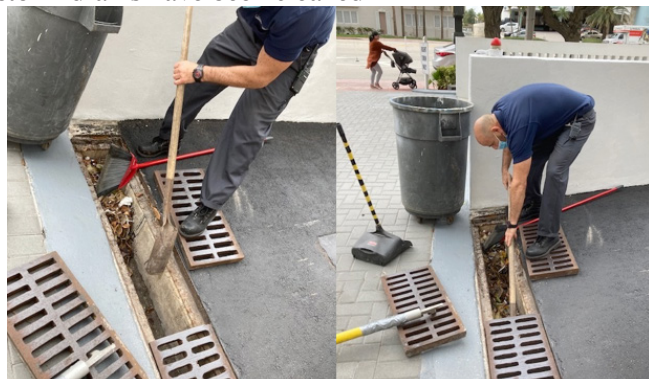
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## FROM THE PROPERTY MANAGER

As we continue to make progress in the administrative part of the building and the maintenance team continues to work in keeping up with the property, we want to thank all of those residents who take the time to email the management office to voice their concerns and suggestions. It is only through this continuous communication that we can improve the services.

Our maintenance team has been busy with:

- The beach access door alarm has been adjusted to notify the front desk as soon as the door is purposely left opens.
- 12<sup>th</sup> floor laundry door lock mechanism has been repaired.
- 7<sup>th</sup> floor trash chute door lock has been repaired.
- All the storm drains have been cleaned.



- 4<sup>th</sup> floor laundry door lock mechanism has been replaced.



- 5<sup>th</sup> floor East door handle and arm have been replaced.

*Continued on page 2*

**Manager** (cont. from page 1)

- Mezzanine pool access door has been repaired. This door was damaged by the strong winds.



- Tiles were removed on the ground floor near the gym.
- Materials were placed along with new tiles to match the height of the tiles around.
- Gym walls were painted, and disinfectant wipe dispenser was installed.



- Mezzanine walls and marble floor holes, damaged by the removal of the old ADA lift, have all been patched and painted.



*Continued on page 3*





Commissioner  
**Eileen Higgins**  
District 5



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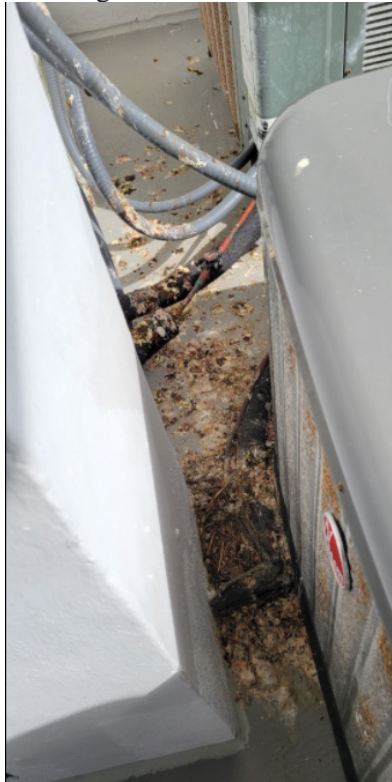


**Manager (cont. from page 2)**

- The ice machine has been given a good maintenance, we cleaned it and put it back in service in the fiesta room kitchen.



- Some of the A/C balconies were also cleaned again, but the pigeons do not give us a break.



Continued on page 4

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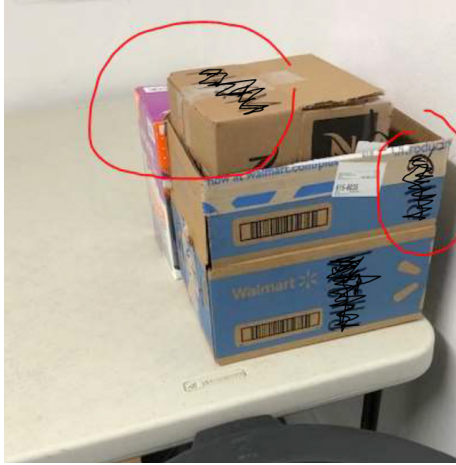
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**Manager (cont. from page 3)**

Please, when disposing of boxes, you **MUST** break them down, fold them, and place them under the laundry table. Be considerate with your neighbors by abiding with the condo Rules.



Please follow the **FACE MASK** requirements. These residents were reported not wearing their facial masks and we really need everyone following the requirements. This is for your safety and everyone in the community.







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On the last Board meeting, the Board adopted a resolution and a Leaders and Owners Code of Conduct. Everyone was emailed a copy and this is for everyone to get familiarized with the document.

**Community Associations Institute Rights & Responsibilities for Better Communities Principles for Homeowners and Community Leaders.** More than a destination at the end of the day, a community is a place you want to call home and where you feel at home. There is a difference between living in a community and being part of that community. Being part of a community means sharing with your neighbors a common desire to promote harmony and contentment. It is this universal goal that prompted Community Associations Institute (CAI) to develop Rights & Responsibilities for Better Communities. CAI is dedicated to fostering vibrant, competent, responsive community associations that promote harmony, stability and a strong sense of community. This mission is best achieved when homeowners, non-owner residents and association leaders all recognize and accept their rights and responsibilities. In all cases, this entails striking a reasonable, logical balance between the best interests of individual homeowners and those of the community as a whole. CAI believes Rights & Responsibilities for Better Communities is an excellent foundation for balancing these dual objectives.

## **RIGHTS & RESPONSIBILITIES**

### **Homeowners Have the Right To:**

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association – if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

### **Community Leaders Have the Right To:**

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.
6. Personal privacy at home and during leisure time in the community.
7. Educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

### **Homeowners Have the Responsibility To:**

1. Read and comply with the governing documents of the community.

*Continued on page 6*

**Corinthian Community** (cont. from page 5)

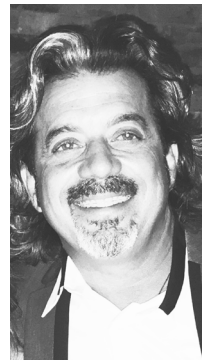
2. Maintain their property according to established standards.
3. Treat association leaders and association employees honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process for residents to use and appeal decisions affecting their non-routine financial responsibilities or property rights – where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees.

**Community Leaders Have the Responsibility To:**

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and nonowner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community – owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.

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