

Flamenco Flyer



Volume 10 Issue 5

February 2019

**Flamenco Towers
Condominium Association**
3701 N. Country Club Drive
Aventura, Florida 33180

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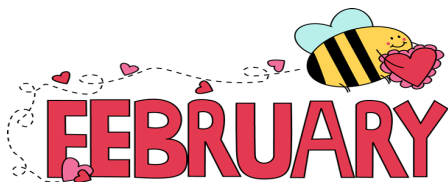
OFFICE HOURS

Monday-Wed.8:30am-6:00pm
Thursday-Friday 8:30-5:00pm

NEWSLETTER EDITORS

Steven Bussell
Maurice Kreindler

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Board of Directors Message

Understanding Concrete Balcony Deterioration

While researching this subject matter, I came across a research article, extracts of which are reproduced below. Hopefully it will clarify some of the issues we as residents of the Flamenco Towers are experiencing and are concerned about.

Carbonation: The most common cause of balcony slab edge failure

Most high-rise buildings are built using conventionally reinforced cast-in-place concrete construction. Fresh concrete is highly alkaline, which makes the embedded reinforcing steel immune to corrosion because a ‘passive’ layer is formed on the steel’s surface. In effect, it acts as a protective layer against corrosion.

The chief culprit contributing to the deterioration of reinforced concrete balconies is ‘carbonation.’ This natural process, which involves interaction between the concrete and carbon dioxide in the air, reduces the concrete’s alkalinity. The process advances over time from the exposed surface inward. When this ‘carbonation front’ reaches the depth of the embedded reinforcing steel, the passive layer is destroyed, and the steel is now susceptible to corrosion.



As the steel corrodes, it expands and causes the overlying concrete to work loose. This loose con-

Continued on page 2

Editor’s Messages

GREETINGS!

Hope you are enjoying this amazing weather. Just think about what your friends and relatives up north are enduring this year.

This issue includes an important and interesting article about why balconies need to be maintained and repaired. Please also note that on March 3rd we will be having a community rummage sale in the recreation room.

Let us know if there is anything you would like to see in the next issue of the Flamenco Flyer..

Best wishes, Maurice Kreindler and Steven Bussell-co-editors

Board (cont. from page 1)

crete is, of course, at risk of falling from the balcony slabs and therefore presents a serious safety risk.

Carbonation is more of an issue on the undersides of slabs than it is on their vertical surfaces or topsides. This is because the top surface and vertical edge are more frequently wet from precipitation. This moisture in the concrete actually helps protect against carbonation by effectively blocking the concrete pores.

Claudio Riti, Director

ZEN

- Always remember you're unique. Just like everyone else.
- Never test the depth of the water with both feet.
- If you think nobody cares whether you're alive or dead, try missing a couple of mortgage payments.
- If at first you don't succeed, skydiving is not for you.
- If you lend someone \$20 and never see that person again, it was probably well worth it.
- If you tell the truth, you don't have to remember anything.
- Some days you are the dog, some days you are the tree.
- Good judgment comes from bad experience ... and most of that comes from bad judgment.
- Generally you don't learn much when your lips are moving.
- Never, under any circumstances, take a sleeping pill and a laxative on the same night.

BUG OFF
Pest Control



TOWER - 1
Floors 12-PH: 1st Wed. Morning
Floors 1-11: 2nd Wed. Morning

TOWER - 2
Floors 12 -PH: 3rd Wed. Morning
Floors 1-11: 4th Wed. Morning



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IMPORTANT DATES TO REMEMBER

FEBRUARY 14
Valentines Day

FEBRUARY 18
Presidents Day, Management Office is Closed

FEBRUARY 20
Election and Annual Meeting in the Recreation Room at 7:00pm

MARCH 4
Bingo in the Recreation Room at 7:30pm




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3701 N Country Club Dr 403 2BD 2BA 1,144SF \$235,000

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Sold	3731 N Country Club Dr 122	2/2	1,013	\$175,000	\$170,000
Active	3731 N Country Club Dr 1024	2/2	1,022	\$285,000	
Active	3701 N Country Club Dr 1503	2/2	1,144	\$268,000	

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

Bingo

Come join us for Bingo. It is a time to socialize, meet new people and have an enjoyable evening! Bingo is the 1st Monday of each month at 7:30PM in the Recreation Room.

Bulk Trash Schedule

Bulk trash pick-up has been scheduled for Friday, March 29th. Bulk trash items may be brought down to the loading dock area after 5PM the night before.



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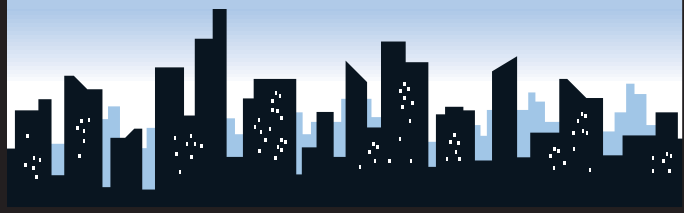
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