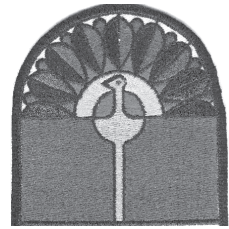


# MAISON GRANDE



Monthly  
Newsletter

Volume 15 Issue 8

January 2019

**MAISON GRANDE  
Condominium Association**  
6039 Collins Avenue  
Miami Beach, FL 33140

**OFFICE HOURS**

Mon. - Fri. .... 8:30 AM - 4:00 PM  
12:00 -12:30 pm ... Closed for Lunch

**OFFICE STAFF**

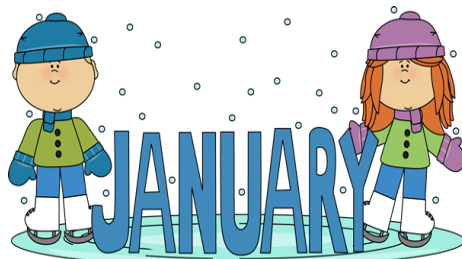
**Prop. Mgr.**..... Hernan Gehr, LCAM  
**Asst. Mgr.** ... Aracelys Zumeta, LCAM  
**Admin. Asst.** .....Marcelo Nuñez  
**FSR Regional Director**  
..... Regina Valladares  
**Dir. of Maint.** ..... Manuel Rodriguez  
**Package Room** ..... Jannette Valdez  
**Valet**.....Clemente Franco

**BOARD OF DIRECTORS**

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**Vice President** ..... Arlene Terrinoni  
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**Asst. Treasurer** .....Brenda Torres  
**Secretary**..... Silvio Santana  
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**Director:** ..... Pedro Lugo

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**Package Room** ..... 305-865-7446  
**Valet Parking** ..... 305-866-7181  
**Email** ..... mgca6039@gmail.com



## MANAGEMENT REPORT

Dear Maison Grande residents, on behalf of the Board of Directors, Management and Staff, we would like to wish you a very Happy and Healthy New Year and our most sincere thanks for your contribution to the employees Holiday Fund.

Please allow me to bring to your attention on the several topics, management was dealing and continues dealing during this month.

**Meet our Maison Grande Staff**

**Director of  
Engineering**

Manuel (Manny)  
Rodriguez



**Assistant  
Manager**

Aracelys Zumeta



Contract for the Minimart was revised and is ready for Board's approval and execution.

The SOW for the works on the garage were received by the engineer in charge of the project and the contractor's contract was also received. Works are schedule to start as soon as the permits are released.

A meeting was held with the Water Restoration Group regarding the Asbestos Abatement project. After the meeting a walk-thru took place in or-

der to confirm several points of interest. A new meeting will be scheduled in the next two weeks.

With respect to the Fire Safety project, only three bids were received, which will be analyzed by the Board and our Fire Safety Engineer.

A Board of Directors meeting was held on January 9, 2019. Our Director of Engineering presented a complete report on the piping status, which forced us to shut down our AC supply for two consecutive days last week.



**SCHEDULE OF PROJECTS:**

- Garage Concrete Repairs In contract
- Minimart In contract
- Fire Safety 3 bids received
- Fire Pump order was placed
- HVAC replacement. Order was placed
- Asbestos Abatement. Preliminar discussions
- Hallways. Paint was approved
- Gym. Pending
- Windows. Pending

**CANDIDATES NIGHT:**

**WHEN:** Wednesday, January 16 2019  
**WHERE:** Rotunda Room  
**TIME:** 7:00pm  
**MODERATOR:** Hernan Gehr, LCAM, Property Manager

*Continued on page 2*

**Management Report** (cont. from page 1)

**CANDIDATES:**

Bauer Bobby, Bouza Manuel, Diez Emilia, Fernandez Eduardo, Kalivas Evangelia, Lugo Peter, Pacin Emmanuel, Sanchez Miguel, Santana Silvio, Talbot Carlisle, Terrinoni Arlene, Torres Brenda, Valdes Elena.

All owners are invited to come and hear the candidates speak in anticipation of the election ballots to be mailed during the next week. Each candidate will have a maximum of Three minutes for his/her presentation. The purpose of this forum is strictly informational. "Debate" is not the intention, or desired outcome. All questions, responses and statements are to be conducted in an orderly fashion.

The Structure of the forum will be as follows:

1. Candidates will be called upon in **alphabetical order using the candidate's last name**.
2. In the event that a candidate does not attend the forum either in person or via phone: No one may speak in the candidate's place, in fairness to others.
3. When called upon, each candidate will have up to 3 minutes to speak. The candidate may speak on any issue he/she wishes, provided their comments are relevant to serving on the Board.
4. If a candidate approaches the 3-minute mark on any response, the candidate will be asked to "complete their thought". The Moderator will then intervene in order to move the proceedings along.
5. After each candidate has given their speech, there will be an opportunity for Questions to be asked by the Owners.
  - Any Owner in attendance may, upon recognition by the moderator, identify themselves (Name & Unit Number) and ask one question.
  - The question may be directed to one candidate, or all candidates.
  - All questions must be phrased and relevant to the conduct of Association Business and serving on the Board of Directors.
  - Each candidate will take a maximum of 3 questions from the audience
  - When a question is asked of all Candidates, the order of answer will be handled as follows:
    - ◊ The question will be answered according to the alphabetical listing of the candidate's last name. ...
  - Responses will be limited to 3 minutes.
  - Responses must be relevant to the questions posed.
  - There will be no rebuttals. One "Point of Information"/ Clarification question relevant to the answer given to the original question will be permissible.

To preserve a non-partisan atmosphere during the (forum/

*Continued on page 3*




Miami-Dade Commissioner

# Eileen Higgins

District 5

★ ★ ★

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

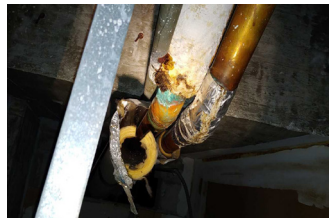
meeting), no campaign banners, signs or other campaign paraphernalia will be allowed, including on the candidate's person. Campaign literature may be placed on the designated table (before/after) the meeting in the (back of the room/side of the room. Candidates should arrive 15 minutes before their scheduled appearance to attend to last minute details such as review of the format and for microphone instructions or adjustments

**Agenda**

- Call meeting to order
- Introduction of all Candidates
- Selection of Time Keepers
- Candidates Statements (3-minute presentation)
- Questions and Answers round (Max 3-minute answer)
- Adjourn

**Maintenance Department Activities:**

**3<sup>RD</sup> FLOOR  
ABOVE UNIT 37  
IN FRONT OF THE MENS  
AND LADIES ROOM 3<sup>RD</sup>  
FLOOR**



**HOT WATER RETURN UNIT 28 & 29**



**8<sup>TH</sup> FLOOR BEHIND 815  
Drain Line Above Gym Mens**



**ABOVE THE GYM AREA MENS**



*Continued on page 4*



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

**ELECTRICAL ABOVE GYM MENS  
A/C LINE FOR UNIT 28**



**Work Order #: 58**

We have begun investigating several of the hot water issues around the building most have been found here are some issues over the gym area affecting west side of the building north and south sides of the west side of the buildings. Several lines have been capped off by being capped of the hot water isn't circulating so this is when you must wait 15 minutes to get hot water. Same symptoms towards the middle of the section are being caused by PRV valves that have been by-passed. These are some of the photos taken some show other violations of pipe not being repaired and some form of insulating tape resembling duct tape have been used these sections need immediate attention to provide these residents with hot water issues and not to mention the amount of water being spent.



**Work Order #: 59**

We received a call for a leak after further investigating we could see 2 leaks coming from the same line 1 cast iron was cracked and 2 water was coming between the drain and the shower pan. After removing a section of ceiling it was apparent that the cast iron was crack in 2 other sections of pipe all section were removed and replaced with PVC after wards we checked and ran a test and proved that the shower pan

*Continued on page 5*



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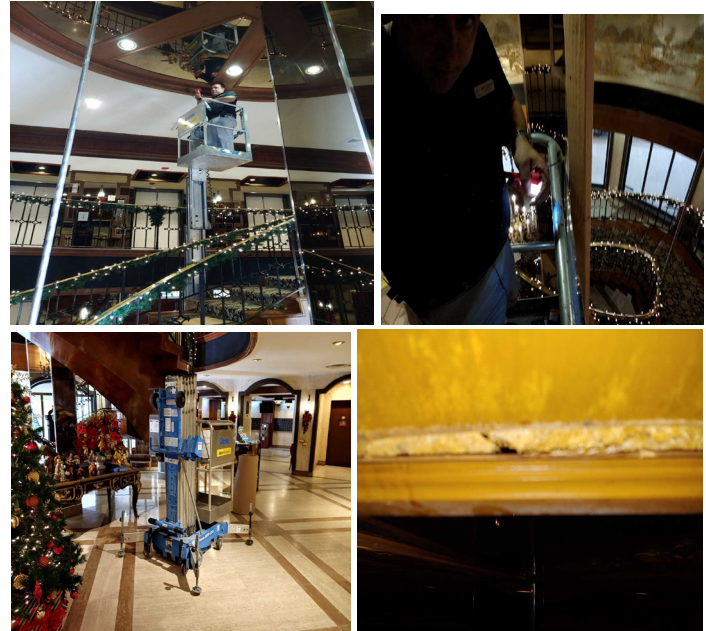
**Management (cont. from page 4)**

was leaking as well bathroom was placed out of commission till resident replaces the shower with the new parts that were installed the work can be done from the top so the need to work from the bottom is removed and the resident from 1717 can have her bathroom back. There were also other factors the shower head was cut out into the sheetrock and 2 pieces of furring strips were used to hold it in place that issue was fixed as well.



**Work Order #: 60**

There was a report of a leak in the unit 1104 after further investigation it was determined that it was coming from behind the refrigerator wall was cut and removed once we opened the cavity up it was apparent the cast iron drain line was leaking at one of the rubber couplings once we started the job and further in the cavity of wall other sections of pipe were cracked as well all was removed and replaced with PVC. All lines were left in working order.



**Work Order #: 61**

In the in front of the rotunda room at the beginning of the spiral stair case I was informed about a previous leak that caused one of the mirrors on the ceiling to start coming loose after investigating the issue had not been pursued because of the difficulty of the location it was right over the spiral case and at the top of the stairs. I sent out for a lift to get us up there after closely inspecting I was glad it was brought to my attention the mirror had separated from the ceiling almost 2 inches and I could see the wood was particle board and was falling apart in that section it had been attached in 8 section but the section that was fallen was the corner and taking most of the weight. I inserted the scope camera to scope where the wood beams were that I had seen when investigating through other access panels after locating them 3-inch wood screws were used the wood was counter sunk so the screw could not be seen and covered with wood filler and stained to match existing color. The mirror is no longer causing a threat.



*Continued on page 6*

**Management (cont. from page 5)**



**Work Order #: 62**

In the roof in one of the mechanical rooms a leak was found on the floor after investigating it was coming from a 16-inch main water return which is one of the supply lines from the cooling towers to feed all the common area and resident units. After closely looking at the issue it was apparent that that needed immediate attention it was in such need of replacing immediately. Once it was in place both the supply and return all sections that were exposed were removed and replaced with schedule 80 several flanges of steel needed to be welded to make the transition to PVC. the event took 2 days and system was left operational.



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