



*A Newsletter for the Residents of the Grandview Condominium*

Volume 8 Issue 12

May 2021

**Grandview Condominium  
5900 Condo Association, Inc.**  
5900 Collins Avenue  
Miami Beach, Florida 33140

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## PACKAGE DELIVERY PROCEDURES

The way residents purchased has greatly varied from the past increasing the number of packages delivered to Grandview. We are receiving an average of 100+ packages per day and the space where these packages are stored for pickup is small.

Due to limited space in the package room, recipients of packages should retrieve their delivery in a timely manner. In addition, please note the following rules:

- All deliveries must contain the name of the resident and the unit number
- If a package is not properly addressed to a registered resident/owner and/or tenant, the package will be returned.
- If a guest is in need of having a package delivered to the Association, it is required that part of the delivery address it states in care of the resident and Unit number so that we may properly log in the package.
- Residents returning a package must arrange the pickup with the shipping company. Failure to request the pickup may result in the shipping company refusal to retrieve the package.
- Delivery of items larger than 3' x 3' x 3' or over 40 lbs. in weight must be received directly by the resident. If the resident is not present to receive delivery, the front desk has to be contacted and the package must be retrieved the same day. If not, the package will be sent back to the sender as there is no space to accommodate such packages.

After emptying the delivery boxes, they should be broken down and taken to the recycling area at the south exit of P1. They also may be placed in the proper container near the elevators on the P1 level.

If boxes are not flattened, they take up too much space and the Waste Management company will refuse to take out over packed large recycling containers. If they do take the boxes they charge the Association with charge overage fees.

Residents **MAY NOT DISPOSE OF BOXES IN THE TRASH CHUTES.**

Boxes may cause a serious clog in the chute impacting its use.

**UNDER NO CIRCUMSTANCES SHOULD BOXES BE LEFT IN THE TRASH CHUTE ROOMS.** It is unsightly and unwanted pests may be attracted.

Please be thoughtful and dispose shipping cartons at the proper place.

## PARKING

The Association is aware that parking for a guest and contractors at 5900 Collins can be a challenge due to the limited amount of parking spaces.

We would like to take this opportunity to better explain the parking situation. Some of our residents have mentioned that their guests are denied parking and when they go to the parking garage they see empty spaces. Please note that while you may see a large number of parking spaces empty at any given time it does not mean that they are available. All parking spaces have assignment and typically an empty parking space simply means that a resident is out running errands, out to lunch, out to go to work etc.. However, that space needs to remain empty because we do not know at what time that resident is coming back and their space needs to be available.

To help better understand the situation here are some numbers / detail that we would like for you to keep in mind:

- Contractors, housekeepers, guests, or anybody else who is NOT A RESIDENT of the Association must go through valet and pay the proper fees.
- Total parking spaces in Building: 147
- Total assigned: 108
- Units without parking space assigned: 15
- No. of spaces available to valet: 39 (that have to be used to for: units without parking spaces, second vehicles and guests).
- Currently approximately 90% of the building has 2 vehicles per unit.
- According to valet during the

week there are approximately 8 parking spaces that are available for the use of guests on a regular basis.

- Valet accommodates the rest of the guest, utilizing the spaces of the people who go out to work or are on vacation.
- During weekends all valet spaces are occupied since people are not working; this further limits the amount of spaces available to guests.

### SUGGESTION:

- Resident should call front desk before a guest arrives to confirm space availability
- To be fair to all residents, units should not park more than 1 guest vehicle
- If there is a get together an exception will be made but it has to be properly coordinated with front desk and valet and will be accommodated if possible. If

impromptu then we may not be able to accommodate at all.

### CONTRACTORS:

The issue with accommodating contractors is the size of the vehicle. The oversized vehicles have only 4 spaces available.

### TO AVOID ANY SETBACKS, WE SUGGEST:

- The resident to call ahead advising they are expecting a contractor (service)
- Contractors should coordinate themselves with the front desk (timeframe & date) to ensure there will be parking available.
- One of the outdoor spots will be kept open for the service contractors (example AT&T).
- Long term contractors can only have one vehicle parked at a time to allow for other units to have availability.

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## REVIEW YOUR HOMEOWNERS AND RENTERS INSURANCE

At the onset of the hurricane season, it is suggested that this is an appropriate time to review your insurance coverage.

Owners and residents need to become aware of the limitations of the Condo Association Master Insurance policy which covers the building as compared to owners HO6 homeowners' insurance policies.

The Grandview Master Policy has a deductible of \$25,000 per incident for all wind damage. But in the event of a hurricane the policy deductible is 5% of the total building insurance amount. This coverage applies only to the common elements of the Condo and does not cover damages in and to individual units. The MASTER POLICY COVERS, roofs, exterior and side walls, the entrance and gates, frames, and common area of the building.

**CONDO OWNERS POLICY:** It is essential that unit owners have HO6 homeowners' policies to cover their personal property and upgrades to the unit. This includes wall coverings, fixtures, counter tops, floor coverings and carpeting, doors, ceilings and cabinetry. Appliances, furniture and electronics are only covered by the HO6 policy.

Owners should be reminded that damages caused by kitchen fires, toilet overflows, washing machine hose and water issues, ice maker, burst pipes in one unit are all the responsibility of the unit owner. Owners are also liable for damages to other units caused by untoward events in their unit.

Unit owners' insurance will cover any liability owners may owe to other condo damages if caused by their negligence or breakdown of appliances.

**RENTERS INSURANCE:** While renters would not be liable for the damages to the rented unit caused by wind or hurricanes, they should have in place Renters Insurance HO4 to cover their personal property. These policies also cover their personal liability for negligence which causes damages to other persons and their property.

Additional living expenses may be covered through the tenant's policy if the tenant was unable to live in the rental unit after damages resulted from a storm. **OWNERS AND RENTERS SHOULD REVIEW THEIR INSURANCE TO CONFIRM COVERAGE.**

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## Detect-a-Leak Week

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.



One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.



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### COVID-19 VACCINES

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### SAFETY FIRST

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

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