



# Burleigh House

## Monthly Newsletter

Volume 18 Issue 11

May 2021

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### OFFICE HOURS

**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** ..... Closed to the Public  
**Saturday & Sunday** ..... Closed

### IMPORTANT NUMBERS

**Office**.....(305) 866-7314  
**Fax** .....(305) 866-8733  
**Security**.....(305) 861-1869

### BURLEIGH HOUSE

Condominium Assn. Inc.  
7135 Collins Avenue  
Miami Beach, FL 33141



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### MESSAGE FROM THE BOARD

At the April 14th Meeting, the Board passed the \$10M **2021 Building Remediation Assessment** necessary to support the additional project costs for the Tower, Garage and Balcony additional concrete restoration and waterproofing as well as to fund the new pool and pool deck project as described in prior newsletters and meeting minutes. The unit owner common costs for this new \$10M assessment and quarterly finance payments are listed below based on the 15-year 4.85% rate that we have secured with our 2nd round of financing with Popular Association Banking. This loan provides long term 15-year financing for our Association members and keeps the production phase of our projects going uninterrupted. Owners have the option to pay their share in full or take advantage of the financing option for the 2021 Building Remediation Assessment. Letters will be sent to the association members to choose their option for the July 1 quarterly payment cycle.

2021 Building Remediation \$10M	HB Convertible	HA 1BR Balcony	HC 2BR Balcony	Stores
Fractional Ownership	0.00237	0.002201	0.003523	0.02872
Unit Owner Share Cost	\$ 23,700	\$ 22,010	\$ 35,230	\$ 287,200
Payment 15yr 4.85%	\$ 558.24	\$ 518.43	\$ 829.82	\$ 6,764.82

In regard to the 2018 project assessments supported by our 2018 \$10M loan, these obligations will convert to the fixed 4.75% 15-year term. New payment coupons, based on the individual unit remaining principal balances, will be sent to owners for both the **2018 Window** and **2018 Building Remediation** portions.

Any owner may pay their remaining principal balance in full at any time without penalty. If you have already paid your assessments in full, these payments do not apply to you.

### BUILDING PROJECT UPDATE

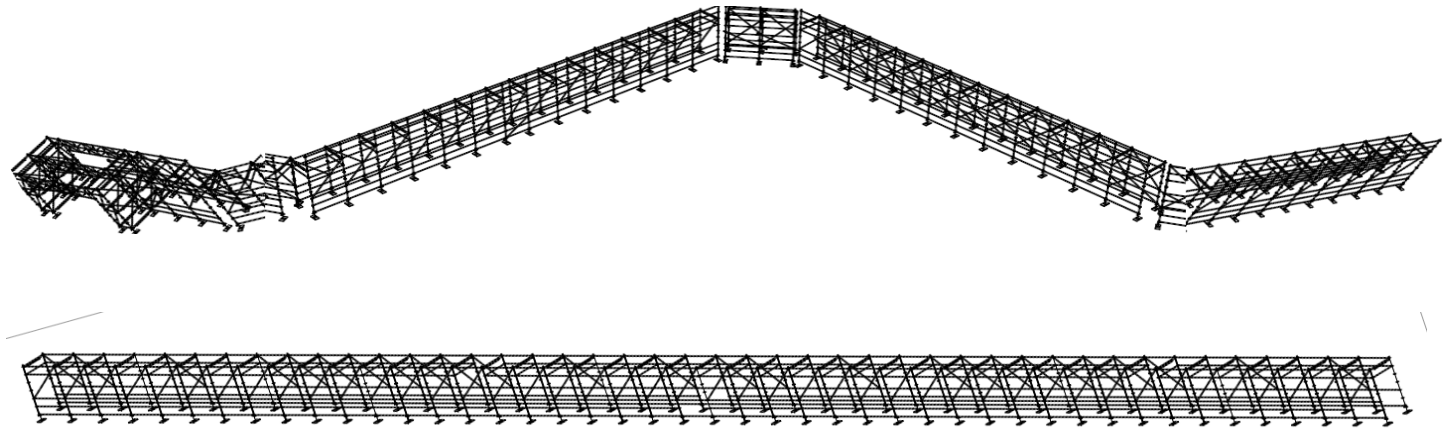
We expect to complete all tower work and balcony waterproofing on the East side of the building by mid-June, barring any weather delays. The South side balcony waterproofing and parapet walls will complete by the end of July. On the North Side, line 34 window installations will complete by mid-May. Line 36 window installations will start at the end of May after completion of concrete restoration of the last few balconies. It is estimated that all line 36

*Continued on page 2*

**Message from the Board** (from page 1)

window installations will be completed by the end of July. We estimate that the North should be fully complete by year end including all waterproofing painting and railing re-finishing.

Planning for West side of the building is underway. The first step is to plan the installation of necessary overhead protection on this West Collins Ave side for late June. Overhead construction tunnels will be installed along all west facing edges of the building. Additionally, a pedestrian tunnel will be installed on Collins Avenue for the length of the entire building. The courtyard will be closed except for access to the stores and our front entrance through the pedestrian tunnels. Below is a schematic of the basic plan.



Following that, we plan to begin concrete work on the West side balconies in early July and we will be ready to begin installing windows on the West side in August, starting on the inner spine (lines 21 and 31) of the building while simultaneously doing balcony work on the corner lines.

**Pool Update:** An application for a Pool Deck permit was submitted to the city immediately after the general contractor was selected as an extension of the pool box re-build permit. The pool deck permit is being resubmitted per the City's

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### **Message from the Board (from page 2)**

request as a standalone permit and after completing a thorough review with the MB Fire Department of a required construction phase life safety plan. Several meetings with the Fire Department and our Engineers and Contractors were held to develop the revised safety plan. The city reviewed all of our open permits including the fire pump, closing the fire escapes landing for concrete restoration, the pool demolition permit, the front door permit and the new pool deck permit. Discussions were also held with the zoning department related to the additional fire escape stairway from the 3<sup>rd</sup> floor that the fire department required for the size of our pool deck. We had planned on putting a new stairway on the NE corner but learned that we cannot place any structure outside of our perimeter wall without a variance and lengthy City Design Review Board approval. The revised plan will be to add the new staircase on our property on the SE side of the 3<sup>rd</sup> floor pool deck, going down to the second-floor garage level with an egress path going down to the ramp. This plan supports the life safety plan from several years ago which we are still working to complete all the required elements.



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have a safe and  
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Memorial Day  
weekend :)



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