



Burleigh House

Monthly Newsletter

Volume 18 Issue 12

June 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

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BURLEIGH HOUSE

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MESSAGE FROM THE BOARD

At the April 14th Meeting, the Board passed the \$10M **2021 Building Remediation Assessment** to support the additional project costs that we have previously outlined and to fund the new pool and pool deck.

At the May 5th Board meeting the Board accepted the long term 15-year financing approved by Popular Association Bank. 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. 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. These assessment forms have been mailed to you, please return then with your payment selection back to the office by July 1.

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

For the 2018 project assessments supported by our 2018 \$10M loan, these obligations have converted to the fixed 4.75% 15-year term. New payment coupons have been sent to owners who are still on the finance plan for both the **2018 Window** and **2018 Building Remediation** portions.

BUILDING PROJECT UPDATE

Construction is booming across the country! Due to the Pandemic, supply chains in most industries have been stressed due to a reduction in demand in 2020 and a sudden increase in 2021. As a result, some construction materials are in short supply and prices are rising. The immediate impact to the BH is that shipments of balcony waterproofing materials were delayed, window manufacturing for the west is reporting longer lead-time, and basic materials like plywood is in short supply. Our contractors have orders placed for the project and in some instances get delay notices, but we are doing our best to expedite what is needed to keep the project going as fast as possible. Hurricane season officially starts June 1 and we will be in rainy season. Let's hope weather holds up so that we can continue to push our project as quickly as possible as we work around the circumstances!

East Progress: Line 16 completion was delayed by one week due to high winds during the week May 18 – 21. Overall, the East side of the residential tower completion is estimated for the end of June.

Continued on page 2

From the Board (from page 1)

The SE fire escape wall work was extended until early July. A decision was made to remove and replace all the stucco on this staircase wall because of the excessive damage. As we all know, leakage into the stairwells has been an ongoing problem and the leakage is because of the thin layer of existing concrete that allowed water penetration into the rebar and subsequent concrete deterioration of the walls. Work has started on the NE fire escape wall and we have analyzed that the same remediation is necessary also. All of this work will protect our fire escapes for the future.

South Progress: Line 13 balcony floor waterproofing is expected to be complete by mid-June. Once completed, balcony waterproofing will start on line 24.

North Progress: Window installations are completed and weather protected for all North lines except for line 36. Line 36 has one more balcony to complete before it is turned over to the window installers early June, barring weather delays. Window installations on line 36 has already started on floors 3 and 4. It is expected that all line 36 windows will be installed by end of July. Balcony railing stripping/painting is underway on line 5 and the final waterproofing work has started on the inner corner of lines 1-32.

West Planning: Final plans and scheduling is underway to order and

build needed protections on the West side for balcony and tower work to begin in July or early August. A pedestrian tunnel will also 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. Window deliveries are delayed until mid-September. However, our contractor is trying to get a partial shipment earlier for the lines we plan to start installation first

Rooftop: Some new entrance doors to the rooftop mechanical room have been replaced. We continue to work on the rest of these doors that have been leaking into our systems rooms for several years and subsequently leaking down into the penthouse hallways. We continue discovering/repairing roof leaks and hope to have us protected as much as possible within the next few months.

Front Entrance Door: We have been working with the city for months to get a permit to replace our front entrance door. Because of new code requirements, we were required to design a canopy above the door. All drawings have been submitted to the city and we hope to have the permit very soon. The canopy design will not be installed until the West side of the building has its' windows and tower repairs completed. However, we will order and install our new hurricane impact resistant sliding doors as soon as the final permit is issued.

Second Floor Garage Joints: Joints run in the garage floor along our building and in the North and South parking areas. These joints are open spaces that are important to allow expansion and contraction of the building. Several years ago, the joints were filled with black tar-like expansion material that has since degraded and leaking into the first-floor garage. We are working with our engineers to repair these joints with a more suitable and long-term product.

POOL NEWS

The pool deck permit is still being worked with the city after being resubmitted per the City's request as a standalone permit and after completing a thorough review with the MB Fire Department of a required construction phase life safety plan. Also we have agreed upon a revised location for the additional fire escape required by the Fire Department will be near the SE side of the 3rd floor pool deck, going down to the second-floor garage level. As soon as it is issued, our contractor will be ready to start the deck. Since early April we have been chipping and evaluating the beams that support the pool box and have come to the unfortunate conclusion that based on the poor condition of the concrete in such a large percentage of the overall areas and the limited amount of rebar in the original build, it is better to remove all of them and replace them all with high strength concrete. As a result, we expect to have the beams formed and poured by the end of July and then move on the form up the pool box.

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.THE GOLDEN RULE, First Edition

Garage Openers, Fob Key | Parking Decal and Pedestrian Garage Door

To make sure that all residents, owners and employees are well informed about the Burleigh House Rules and Regulations, beginning this month, and for that purpose, the Administration is adding this section to the monthly newsletter entitled "The Golden Rule."

This publication is part of a Security and Communication effort to convey what is hoped to improve the quality of living in the BH. As we all know, discipline and consistency are also crucial elements of living in harmony within ourself and with others.

The name 'The Golden Rule' was chosen because the phrase indicates "the principle of treating others as one wants to be treated" and implies ethic, respect, solidarity and reciprocity. These behaviors are particularly important when living in Condominium where we are in close proximity to each other and any action or lack of it has a direct impact on the lives of others.

REMOTE CONTROL AND FOB KEY

By using these devices to gain access to the building, each of us is responsible for who enter our premises thus keeping strangers out. It also increases the productivity of the security employees by eliminating the nonessential work and burden of opening gates and doors.

- Effective July 15, 2021, all permanent residents who keep cars in the garage need to have one remote control per car to open the gate. This also applies to any authorized recurring personnel that needs to enter the garage on a regular basis. Please, do not honk the horn at the Collins Ave gate for someone to open the gate for you.
- Effective July 15, all permanent residents and all authorized recurring personnel; need to have an FOB key to open all entrance and common area doors. Please do not stand in front of the door and depend on the security employee or a neighbor to open the door for you.
- **PARKING PERMITS.** - All

cars parked in the garage; need to display a current decal in the upper left hand side corner of the front glass and visible to the security employee. No car will be allowed without a decal at any time, unless authorized by the security supervisor and for less than 15 min.

- **USE OF PEDESTIAN GATES.** – For your safety, please use your FOB key to open the pedestrian garage doors when on foot. The building insurance policy does not cover any expenses if you are hit by a car while on foot, using the car gate.

NOTE: Owners are responsible to provide these electronic devices to their tenant prior to occupying the unit, and to get them back before the tenant moves out. All of these are for sale in the office.

Suggestions, questions and constructive criticisms are not only welcome but expected and necessary. Please write these down and drop them in the SUGGESTION box recently located in the lobby.

Thank you in advanced for your support, until next month.
Stay safe and healthy

The Administration





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