



# 5825 CORINTHIAN CONDOMINIUM

Volume 1 Issue 10

A Newsletter for the Residents of the The Corinthian Condominium Association, Inc.

June 2021

## 5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue  
Miami Beach, Florida 33140  
GM@5825corinthian.com  
FSRsouth.FSRconnect.com/  
5825CorinthianCondo

### ASSOCIATION OFFICERS

**President**..... Otoniel Izquierdo  
**Treasurer** ..... Darielys Llanes  
**Secretary**..... Margarita Mestres  
**Director** ..... Rich Nichols  
**Director** ..... Ozzy Riverol  
**Director** ..... Derrick Attard  
**Director** ..... Philippe Lamery

### PROPERTY STAFF

**Managed By:** . First Service Residential  
**Manager** ..... Genovev Mendoza  
Genovev.Mendoza@FSRresidential.com  
**Admin Asst** ... Alejandro Hernandez  
Alejandro.Hernandez@FSRresidential.com

### IMPORTANT NUMBERS

**Main** ..... 305-865-3506  
**Fax** ..... 305-865-3508  
**Front Desk** ..... 305-866-6666  
**24-hour Cust. Care** .. 866-378-1099

### OFFICE HOURS

**Monday-Friday**..... 8:30 AM - 5 PM  
**Holidays** ..... CLOSED

**DISCLAIMER:** The 5825 Corinthian Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. 5825 Corinthian Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.

## FROM THE MANAGER

Please be aware that the 2021-2022 maintenance coupons were mailed out on **June 10, 2021**. As of June 2021, the maintenance fees increased. However, due to the Budget being approved the last days of May and prior the holiday, the new maintenance fees were not charged on the June unit ledgers. **The difference for June will be charged and posted separately** and as of July, your ledger will be showing the actual charge. To avoid discrepancies, please make sure you **update your ClickPay payment amount set up or with your bank the amount to be paid monthly**.

5825 CORINTHIAN CONDOMINIUM ASSOC. INC.  
Proposed Maintenance Worksheet - 2022

Building Unit Type	Percent Of Ownership	Number Of Units	Total Percentage	Current Year Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-G	0.87	14	12.18000031	1120.78	1151.94	102.95	1254.89	17568.46
0000-J	0.609	13	7.916999817	784.54	806.36	72.06	878.42	11419.46
0000-H	0.739	14	10.34599972	952.02	978.48	87.45	1065.93	14923.02
0000-D	0.609	14	8.526000023	784.54	806.36	72.06	878.42	12297.88
0000-C	0.739	13	9.607000351	952.02	978.48	87.45	1065.93	13857.09
0000-E	0.609	14	8.526000023	784.54	806.36	72.06	878.42	12297.88
0000-K	0.609	13	7.916999817	784.54	806.36	72.06	878.42	11419.46
0000-F	1.013	13	13.16899967	1304.99	1341.28	119.87	1461.15	18994.95
0000-L	1.013	1	1.013000011	1304.99	1341.28	119.87	1461.15	1461.15
0000-2F	0.665	1	0.665000021	856.68	880.5	78.69	959.19	959.19
0000-N	0.739	1	0.739000022	952.02	978.48	87.45	1065.93	1065.93
0000-A	0.816	13	10.6079998	1051.21	1080.44	96.56	1177	15301
0000-M	0.87	1	0.870000005	1120.78	1151.94	102.95	1254.89	1254.89
0000-B	0.609	13	7.916999817	784.54	806.36	72.06	878.42	11419.46
<b>Total</b>	<b>10.509</b>	<b>138</b>	<b>99.9999994</b>				<b>0</b>	<b>144239.8</b>

Some owners have also requested a **copy of the mitigation report** so they can use it for their personal home owner insurance carriers. We do have an old "building" mitigation report. Since we are not required to get a new one because it will not provide any benefit to the building policy, it has not been updated. If your insurance carrier wants one, is only to apply a discount to your own policy and it will be beneficial only if you have hurricane shutters or hurricane impact windows. The cost is about \$95.00 and you can get it yourself because it specifically benefits your unit. A good company that prepares this report is Tri-County Engineering and you can reach them at 954-767-5955.

*Continued on page 2*

**Manager** (cont. from page 1)

Finally, it is important to remind all our residents that every unit is assigned only one parking space. Please **DO NOT** use a space that has not been assigned to you. This creates problems for the unit owner who is legally trying to use his/her space, the front desk and management that have to waste time trying to avoid towing the vehicle and have to figure out who is the vehicle owner illegally parked in someone's space. The same respect concept applies to the laundry. If you make a mess, please clean it up. If you do laundry, use your cellular and set up a timer. You cannot hold a machine or laundry table for hours or days. **Please be considerate and respectful with your neighbors.** Living in a condominium is not that complicated if you remember to be considerate and respectful to others.

**WHAT WE HAVE BEEN UP TO**

We are pleased to let you know that the pool lights project (turtle friendly) has finally been completed to the City Inspector's demands and once the last lights requested were replaced, we got our final inspection. The inspector was on the property on Thursday to finally approve the

project and the permit can be closed. Images below show the last three lights replaced and the way our beautiful pool area looks at night.

**AFTER**

*Continued on page 3*





Commissioner  
**Eileen Higgins**  
District 5



*"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

**CALL - EMAIL - SOCIAL**

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov

**COVID-19 VACCINES**

Stay up to date with the latest developments and appointments at [miamidade.gov/vaccine](http://miamidade.gov/vaccine).

**SAFETY FIRST**

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

**STAY INFORMED**

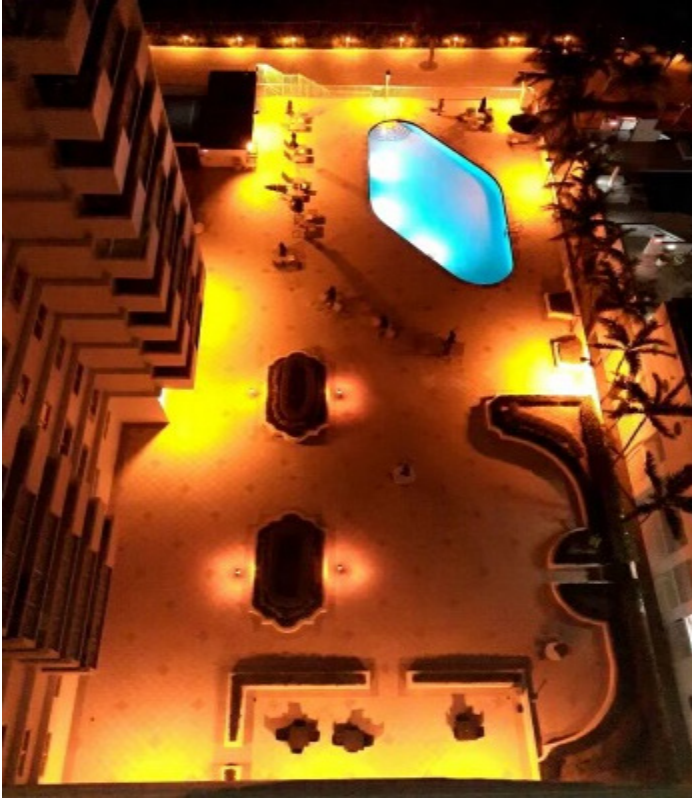
Sign up for the D5 newsletter by emailing [district5@miamidade.gov](mailto:district5@miamidade.gov).

**CALL - EMAIL - SOCIAL**

    
@CommishEileen

Published monthly at no cost for The Corinthian by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a FREE newsletter for your property.



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

Our maintenance team has been working cleaning up the completely rusted and damaged garage exhaust fans mechanical part, which apparently has been out of service for years.

*Continued on page 4*

# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced  
Handyman"**

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
  - Full Service Contractors
  - Popcorn Ceiling Removal
  - Plumbing & Electrical Service
  - Smooth Ceilings
  - Doors / Windows
  - Framing, Drywall & Finishes
  - Mirror Installation
- EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**

any  
remodeling  
job!

**10%  
OFF  
Any  
Service**

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 7/31/2021



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor



**Manager (cont. from page 3)****BEFORE****AFTER**

We have also completed the replacement of the exhaust fans rusted air duct, which was leaking rust on the vehicle assigned to parked there and which was temporarily relocated. Now the unit owner assigned to that parking spot has returned to his space and this piece was also part of the project our maintenance team was working on.



The maintenance team has also touched up and freshened up the paint in some areas of the building.

*Continued on page 5*

# FASTSTREAM

NETWORKS

**Bulk High Speed Internet and TV  
for Condo Associations**

**Fiber Directly to Each Unit**  
Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093

[www.FastStreamNetworks.com](http://www.FastStreamNetworks.com)

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

The common area new shutters are being installed and our maintenance team has replaced the service elevator pads.



## A BLIND WAREHOUSE

*Blinds, Shutters & Motorized Shades*

**GUARANTEED LOWEST PRICES**

Dependable & Quality Work

In business 30 years with same phone number

30%  
OFF

all shades  
and blinds  
until 5/30/21

www.ablindwarehouse.com  
info@ablindwarehouse.com  
instagram@ablindwarehouse

305-598-3343

Free Installs  
& Estimates

**FROM FPL**

**FACT: Your A/C works hard. Do not make it work harder.**

The frugal economist in you may want to turn off your thermostat before you leave, just like you turn off the lights in a room you're no longer using. The truth is, this actually makes your A/C system work harder to cool off your home once you're back, as temperatures



have probably risen a couple of degrees — especially in the dead of a good old Florida summer. Instead, adjust the temperature gradually by turning it up a few degrees higher before you leave the house. We recommend the sweet spot of 82 degrees. This way, you're preventing your home from getting too hot and having to make up for it later. You may also want to look into smart thermostats, which allow you to change the temperature while you're away or even adjust automatically based on your schedule. Available options depend on how much you want to spend.

**FACT: Fans cool you, not the room.**

Don't get it twisted: Fans are generally less expensive to run than A/C units, especially if you're running them at the same time. Why? Because they push circulated air down, causing a breeze that cools the body and temporarily cools the room. This means if you turn on a ceiling fan, you can actually raise the thermostat on your A/C unit a few degrees without lessening the cooling effect, saving you on cooling costs. However, fans are meant to cool people, not rooms. Keeping a fan running all day instead of your A/C unit doesn't do much to cool the entire room. Instead, it recirculates existing air in the room at a higher speed, so, if you're not in the room to reap the benefits, this strategy is a bit of hot air. Moral of the story: Treat ceiling fans as you would lights. Turn them off before you leave a room.

**FACT: Windows and doors hold the keys to summer energy savings.**

Did you know heat gain through windows is responsible for 25% to 30% of cooling energy use in your home? On top of that, the air that stays behind a closed door of a room always finds a way to escape, and that's cold air and electricity wasted. Shut out high energy costs by closing windows, and welcome cooler air by opening internal doors. Make sure your windows are sealed, insulated and have heat-resistant glass, and use shades to keep sunlight out. As for your doors, maintain proper airflow by keeping them open to help cool your home faster.



## HOW TO TEST IF YOUR TOILET IS LEAKING?

Identifying if a toilet is leaking should be done as soon as you suspect a leak, in the interest of saving water and money. There are some simple steps you can take to test a toilet for leaks.

To **test** for a **leak**, simply open the lid on the **toilet** tank and add a few drops of food coloring. Don't flush the **toilet** -- instead, wait an hour or two without using the **toilet** at all. Afterward, **check** the water in the toilet bowl. If the food coloring has seeped into the bowl, you know you have a **leak**.

If you don't have food coloring or dye on hand, you can also check it these two other ways:

Make sure your water level isn't above the overflow pipe in the tank. If it is, then you may have a problem with your fill valve. If you see water trickling down the inside of the toilet bowl when it hasn't been flushed, this is also a sign of a leak.

If your unused toilet is making lots of noise (a running noise), then you have a water leak. If you can jiggle the handle and make the running stop then you probably need to adjust the flapper valve or the chain connecting the flush handle to the flapper valve.

If you think your toilet might be leaking, but none of these tests work, there is one last way to determine the problem. Before you go to bed, shut the water off to the toilet in question. In the morning, check the water level in the tank. If there is only an inch of water left at the bottom of the tank, then one or more of your tank parts is bad and is allowing the leak.

If you suspect or discover there is a leak, please contact a licensed plumber.



### One Dollar Emergency Dental Visit Including Necessary X-Rays NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist  
**DR. EDY A. GUERRA**

[www.DentistSurfside.com](http://www.DentistSurfside.com)

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL  
Phone (305)866-2626 Fax (305)866-2204  
4011 W. Flagler St. Ste. 506, Coral Gables, FL  
Phone (305)643-1444 Fax (305)643-0447



PATRICKJAIMEZ PA

Mobile (786)-277-7355

Direct (305)-459-5019

[patrickjaimez@gmail.com](mailto:patrickjaimez@gmail.com)

[www.patrickjaimez.com](http://www.patrickjaimez.com)



GLOBAL  
LUXURY

Hablo Español / Falo Português  
Selling Real Estate for over 20 years!

### DON'T LET COVID-19 STALL YOUR SALE

*My exclusive marketing program will reach buyers quickly and virtually through:*

Property Video Tour  
Online Advertising  
Social Media Posts

Property Website  
Customized Email Distribution  
Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET  
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

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

**stellar**

Public Adjusting Services

Professional Insurance Claim Representation

**GOT HURRICANE  
DAMAGE?  
GET HELP NOW!**

**TIME IS RUNNING OUT  
TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

**MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069**

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #073624