



Burleigh House

Monthly Newsletter

Volume 19 Issue 1

July 2021

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BURLEIGH HOUSE

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BURLEIGH HOUSE PRESIDENTS MESSAGE

We have all seen the news regarding the horrific collapse of the Champlain South Condo. As our neighbor just to the north, our hearts go out to those who have lost family and friends. I am sure we have all read the ensuing reports about the condition of the building from the 2018 engineer's reports and the struggles the board faced to initiate their assessment, financing, contracting and permitting to begin their restoration project. As we experienced ourselves in starting our restoration project, it is not a straight line from a report on the condition of the building to the commencement of the work. The process is long with many steps requiring approval and there are many obstacles that arise along the way. We have had our own unique journey going as far back to 2014, working against the odds and obstacles, many of which were external and some internally within our own Burleigh House.

However, we should feel confident at this point that we will successfully complete our project as we have acquired the assessments, financing, engineers, inspectors, contractors and permits needed to accomplish all of the restoration work methodically and safely. It is very likely we will see many other buildings scramble to put teams in place to restore their buildings, but fortunately we are well on our way. Except for a few decorative items for the pool deck, all of the work we are doing is what the building needs to survive into the future. We are taking the analysis and recommendations from our professional engineers and inspectors to remediate what is needed. In its simplest form we are restoring 50 years of degradation that necessitates the rebuilding of structural elements that will be better and stronger and we are waterproofing all surfaces which include windows, doors, paints, sealants and waterproofing layers. We are doing what is needed for our 50-year re-certification and this remediation will last us well into the future.

These past few weeks many questions have been asked about the Garage area so here is a brief update on the work in the garage, pool and pool deck. We recognized the seriousness of our structural issues and started by shoring columns in the garage in early 2018 while we initiated assessments, financing, contractor and engineer selections and to obtain permits before commencing work. Degraded rebar and loosened concrete were visible in the garage level in columns, beams and slabs and more degradation was discovered as work commenced. The full extent of the work needed cannot fully be realized until our contractors can rig the area, and our engineers can safely check it, shore it and direct the contractors to excavate the damaged sections back to stable areas, and then rebuild it with better materials. In total we have over \$4M budgeted to spend in the Garage level.

Continued on page 2

President's Message (from page 1)

els, as outlined in the last assessment letter which includes the Garage area structural work, parking lot waterproofing and repairing the exterior perimeter wall of the building. In addition to these budgeted amounts, it had become necessary to rebuild the pool box and beams that support it, which are underway now. The columns under the pool had been re-built in the past 2 years as a part of the completed garage column and beam work, which is why we needed to close the pool in 2019. Please note that due to safety reasons it is not possible to perform all of the structural repairs at the same time but rather in small sections at a time distributed over various areas. This work is a slow but deliberative process with guidance from our structural engineers that include appropriately shoring up every surrounding repair area as we go. The pool deck is planned to be re-surfaced since it is equally important in order to waterproof the garage levels to preserve the completed work on the columns and beams. There are a few other smaller column and overhead slab repairs remaining in the 1st floor garage, as well as the project to complete the repair of the garage perimeter wall sections at a time, first on the interior and then followed by repairing the exterior.

As a matter of history, we have had our own bumpy journey getting us to this point. The RAS engineering report from 2014 surfaced that there was need for many structural repairs. The Board that started in March 2015 acted to start an emergency repair project which commenced in 2016 while the window project was initiated acquiring city and association approvals. Next there was a complete change to a new Board in 2017 who stopped all work, essentially delaying repair actions for a year by reformatting the window project. And with a newly hired engineer, we learned again that the work needed on the tower and garage was as urgent as ever. The Board elected in 2018 pushed forward the start of the window project while bringing on a team of engineers and contractors to seriously deal with the looming concrete restoration on the tower and garage levels and we have been underway ever since.

We have worked hard to scale the project to the level that the building needs to survive into the future and we have all witnessed the escalating budgets for the concrete restoration

and some have challenged the validity of these efforts. The simplest reason for this unpredictability in the amount of concrete restoration is that the damaged elements are hiding behind the stucco and concrete and no one has X-ray vision to see it. It is only fully discoverable by chipping the damaged areas and then building it back, and we will continue to root out all the required work until the end. Please rest assured that we will finish successfully our restoration project and we will power through any additional challenges ahead, as we have done for the past 3 years, since we have everything in place to do so. For sure we are all tired and worn down by this process, but we cannot and will not give up until we are complete. Please let's all support each other and the Board as cooperative neighbors as we look forward to our new and beloved Burleigh House that is within our reach.

Sincerely,
Craig Trester

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THE GOLDEN RULE, 2nd issue

Welcome to the second issue of the Golden Rule, which is dedicated to NOISE, a very sensitive topic and particularly important in a Condominium because it can affect our neighbors in a negative, distressing manner. We also are talking about Common Areas and Pets, and how these relate to noise. The Burleigh House Rule on Noise states:

Always be considerate of your neighbors, about:

- The volume of radio, television, and even conversation should be discrete.
- Doors to Units must be kept closed. Except in cases of emergency, do not honk at the garage entrance.
- Tile and wood flooring must be installed over soundproofing insulation that complies with City of Miami Beach building codes. This must be approved by the Management Office. Contact the Management Office for detailed information on this important aspect of remodeling. You will be responsible for the cost of removing improperly installed flooring that does not pass inspection.
- Picture hanging, carpentry and other noise-producing activities must be done only between the hours of **9:00 a.m. and 5:00 p.m.**, Monday through Friday. Holiday or weekend work is not allowed.

Below are some recommendations on how to deal with noisy neighbors.

With residents coming and going, doing home repairs, moving furniture, playing music, having loud conversations, barking dogs or walking across hardwood floors is sometimes inevitable. If a neighbor's noise is continuously disruptive, such as the case with a barking dog, you will want to find the best way to remedy the situation as soon as possible. Excessive noise, whether from loud parties, blaring radios, or dogs barking day and night, violate other residents' right to peace and qui-

et. The following suggestions and tips can help you get a peaceful home (and a good night's sleep).

1) Make a Friendly Request. Knock on your neighbors' door in person and, explain that the noise levels are disturbing you, and politely ask your fellow residents to keep it down. In some cases, a congenial smile and request is all it takes. If they are not home leave a short note. They might not even realize how loud they are being unless you tell them, but remember to always take a friendly approach. Acting in a threatening or belittling manner can exacerbate the situation.

2) Document the Problem. Keep a log, with as much detail as possible, of the times and dates of noise you are hearing. Consider recording the noise.

3) Make a Second Request in Writing. If the noise continues after your initial request, write the noisy tenants a letter, that outlines the problem and what you feel would be an amicable solution. Copy the Property Manager, the note does not need to be demanding or too formal, but a simple plan that you feel will be effective. For example, explain that loud music or their pet is keeping you awake or hard to concentrate. Writing a letter that you are serious about the noise disturbances will give you proof if you need to take the case to court.

4) If your neighbor rents the unit, contact the owner thru the office. Most standard leases have a clause that give reference limiting excessive noise. Please note that in the case of renters, the first attempt to solve the problem is with the unit **owner**

It is NOT the Property Manager, the BOD or the Grievance Committee but the owner/landlord responsibility to enforce lease clauses and building rules in case of noisy renters.

A couple of paragraphs about dogs and noise. The Burleigh House has a NO PET policy. However, federal laws give a person the right to have service animals and emotional support animals to live with their owners. On the other hand, the neighbors have also the right to a quiet environment. Pet owners have the responsibility to teach their pets not to bark incessantly, as this is a very annoying noise. This happens most often when the owners leave the dog alone. Unit owners must accompany any pet in all common areas

Common elements are defined as any space owned and used in common by all residents of the building, both within the Burleigh House walls and outside to the property lines. The most obvious examples are the hallways, stairwells, the third-floor recreation areas, and the parking garage.

Please note that any kind of noise production rules apply to all common areas as well. Skate boarding, bicycling, in line skating or any other kind of wheel gear is NOT allowed in any common areas such as the **hallways and the parking garage**.

If the noisy neighbor is an owner, it is recommended that you follow the first three steps mentioned above, if you are not able to solve the problem, you should talk to the Property Manager who will get the Grievance Committee involved in the situation.

Thank you for reading and following the Rules and Regulations that as we explained, have as their only purpose is to maintain a safe and enjoyable environment for everyone.

Please submit your questions, ideas and feedback in the suggestions box located next to the mailroom.

Until next time, stay healthy.

HOW TO CARE FOR YOUR NEW WINDOWS

Windows should be washed with light pressure to avoid scratching. Clean and rinse your windows with water to prevent cleaning agents from permeating over a long period of time. If you use a cleaning product such as Windex, it is recommended that you select the one that does not have ammonia. As already mentioned, clear water is the best. Clean the interior side of your windows as often as you like but once all of the windows are installed, the BH intends to contract with a window cleaning company who will clean the exterior glass about 3 times per year. We will come to agreement with our window supplier on frequency of cleaning so as to preserve our warranty.

To clean your windows, wash down with clean water. Next apply a water-saturated cloth with either water or a pre-mixed glass cleaner that does not contain ammonia. Never use an abrasive product that can scratch your windows. Rinse and dry any run down to prevent cleaners from leaving a residue on your glass.

To clean your frames, rinse with clean water to remove dirt and dust particles. The frames can be cleaned with a mixture of mild soap and water. You can choose to apply

a light car-wax solution to the frames once a year.

Inspect and clean your water drainage (weep systems) periodically to maintain proper drainage. Wipe the tracks with a damp cloth or use a vacuum to remove dust and dirt. If you are missing any weep hole covers inside the tracks, please notify the office and we will replace them.



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