



Burleigh House

Monthly Newsletter

Volume 19 Issue 2

August 2021

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OFFICE HOURS

Monday - Friday..... 9:00 to 5:00
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IMPORTANT NUMBERS

Office.....(305) 866-7314
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Security.....(305) 861-1869

BURLEIGH HOUSE

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



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PRESIDENT'S MESSAGE

Dear Burleigh House Neighbors

As follow up to last month's newsletter, I am providing an update to our Building's 50-year Certification Status. Since the horrific tragedy of Champlain South this topic has been front and center in so many news articles. The City requires a re-certification at the 40-year anniversary and then again, every 10 years afterward. Technically we were due to complete or 50-year recertification in 2020. In early 2020 we notified the city of our due date and in July 2020, because of the ongoing windows and building remediation and as we are under the supervision of our engineers on the open permits, the city gave us an extension. As long as the work is progressing and the city inspections are taking place to see the progress of the work under the permits, we will obtain the recertification at the completion of our remediation projects after addressing all deficiencies.

Our status has not changed, other than the City now required an interim report from our engineers on the progress of the work to date and an outline of the work remaining to be completed. Fortunately, this was not a big issue for us to complete as we already have the team in place of our; Architect/ Threshold Building Inspector, Structural Engineer, and our Contractors. The necessary reports were compiled and provided to the acknowledged by the City on July 27th.

Many owners have asked for a copy of all of our building inspection reports and they have been uploaded to our Building Link system under the section Building Documents/ Building Inspection Reports. Included here are all the reports going back to 2014 from RAS Engineering, Desimone's report from 2017 as well as the recent 2021 status report to the City from Miami Curtain Wall with Bunker Engineering.

As I outlined in last month's communication, the remaining structural work in the Garage largely includes the completion of some smaller column repairs on the first floor as well as the repair to the garage perimeter wall on the inside first, then outside. Having just completed the rebuild of our pool beams, the focus now in the Garage is to complete our new pool box

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President’s Message (from page 1)

and tie it back to the pool deck which is also planned for remediation as part of the pool and pool deck project. Here is picture the new pool beams that support the pool box which will start to be formed as soon as the beams are cured.



With regard to the residential tower, all of the structural work and Window/Door installation and painting is completed on the South and East. Unfortunately, the weather is delaying the completion of balcony waterproofing on line 16 as well as two balcony lines the South. These were not completed due to delay in getting the permit from the city and now we are in the rainy season and it makes it very difficult to properly apply the multiple layers of waterproofing, but we will be back to complete it in the dry season. The North side structural work is completed and the last of the window line 36 is expected to be installed by the end of August. The finish stucco and painting will continue on the North until complete and most likely the balcony waterproofing will need to wait for the dry season.

In order to start the West/Collins Ave side, we need to deploy the overhead protection scaffolding around the front of the building

and we will be installing netting on the building to contain any flying debris. While work is ongoing, the courtyard will need to be closed for safety reasons as we cannot allow pedestrians to enter any unsafe areas. We hope to commence work late August or early September with window installation first on the 31/21 lines and balcony work in lines 33 and 35. Rainy season is slowing us down so estimated times are difficult to predict. We are coming into the home stretch, now that we will soon start the last quadrant of the building. We all look forward to the day when we finish. Thank you for all your patience as we carry on with this very large renovation project to make our building safe, secure and beautiful.

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THE GOLDEN RULE



Welcome to the third issue of The Golden Rule, consisting on articles that review the Rules and Regulation of the Burleigh House, with the purpose of enhancing the quality of living in the building, through knowledge of the Policies, and through solidarity of the residents toward each other.

This month's Rule, is about the procedures and forms to allow guests and visitors access to your unit.

Please note that as with many other Rules, the front desk employees need your cooperation in order to have a smooth arrival of your guest,

WHEN THE OWNER IS PRESENT AT THE UNIT.

Kindly call the front desk number, 305-861-1869, to announce your guests, deliveries, or service people prior to their arrival. At the time, of you call, please indicate the front desk employee if you would like he front desk to call you back or if the visit is allowed to go up.

WHEN THE OWNER IS NOT PRESENT AT THE UNIT.

- An overnight guest in the absence of the owner, is limited to four (4) times a year for a maximum of 60 days/calendar year.
- The front desk or Office personnel will not hold keys for any guests.
- Seventy-two hours (3 working days) BEFORE your guest arrival date, the OWNER has to have the "Guest Registration Form" filled out and signed in the office. A copy will be given to the front desk to identify your guests at the time of their arrival. It is recommended to provide your guests with a copy of this form and to keep one copy for your records.
- Remember, that it is the owners' responsibility to have this form completed, otherwise, the front desk employee **cannot allow** the guests access to your unit. A phone call from the owner will not be sufficient to resolve the situation. It is important to stress that. It cannot stress

enough: The GUEST REGISTRATION FORM needs to be in the front desk when your guest checks in.

- Guest and visitors ARE NOT ALLOWED to bring pets to the building except service animals with valid identification.

A REFRESHING SHORT COURSE ON RENTALS.

- An Owner is allowed to rent the unit once/year for no less than four (4) months.
- No week end or Airbnb rentals are permitted in the building. The unit may not be leased on the first year of ownership.
- The owner is responsible to provide their tenants with necessary FOB keys and remote control to access the building. For control and security purposes, the owner is also responsible to get these devices back at the end of the rental contract.
- All rental contracts are subjected to the approval of the Board of Directors which in turn can delegate their authority to a screening committee.
- There is a \$100 screening and background check per rental application.

When a unit is leased, the tenant(s) shall have the right to use all of the Association common elements, and the Owner, SHALL NOT HAVE such rights excepts as guests. The tenants shall abide by the Rules and Regulation of the Burleigh House that were reviewed and signed for during the screening interview.

Thank you for reading and more importantly for your cooperation in enforcing these rules. As always, notes and inputs from residents and employees are very welcomed, please drop your comments and feedback in the suggestion box.

Until next month, stay safe and healthy.

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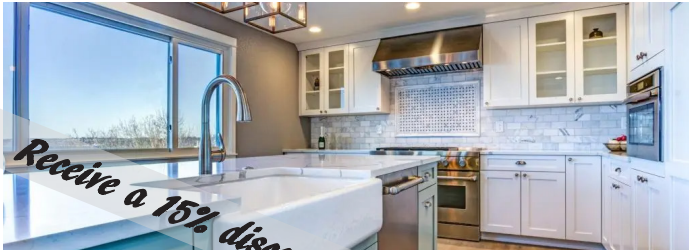
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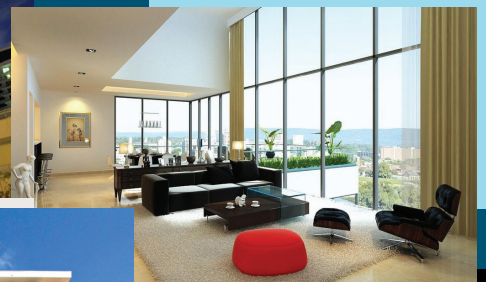
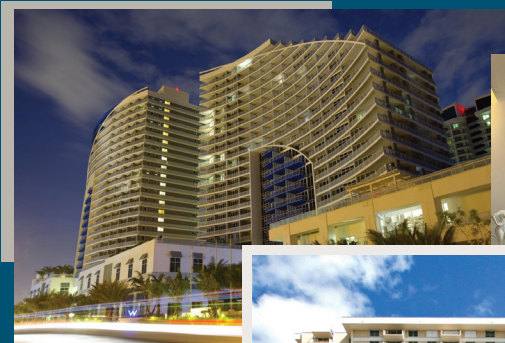
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