



5825 CORINTHIAN CONDOMINIUM

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

August 2021

5825 CORINTHIAN Condominium Assoc., Inc.

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OFFICE HOURS

Monday-Friday..... 8:30 AM - 5 PM
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FROM THE PROPERTY MANAGER

This month we have completed inspections for the Fire Pump, Backflows, Fire Sprinkler System, Standpipe, Self-Closing Hardware & Latch on hallway doors, Fire Extinguishers, Boilers, and smoke detectors. However, we still have 18 units with smoke detector issues. Unit owners who have not responded to the urgency on getting the smoke detector repaired or back in service can cause the entire building to get a fire violation. In our efforts to avoid the violation and with the Board's approval, we will replace the damaged smoke detector and bill each individual unit owner a fee to cover the expense incurred.

Smoke alarms are the single most important means of preventing fire-related deaths in the home. They warn people who would otherwise be overcome by toxic smoke gases in their sleep. Properly installed and maintained, they will give residents those crucial minutes they will need to escape.

- Each year there are over 400,000 residential fires that cause nearly 4,000 deaths, over 18,000 injuries and \$4.7 billion in property losses.
- More than half of all fire fatalities occur in homes without a working smoke detector.
- In a fire, smoke spreads farther and faster than fire. More people die from breathing smoke than from burns.
- When people are asleep, deadly smoke fumes can cause them to sink into unconsciousness and then death, long before flames ever reach them.

Smoke alarms in the market fall under two basic categories: ionization and photoelectric. Ionization smoke alarms react quickly to open flame fires; photoelectric smoke alarms react to smoldering fires. A dual sensor smoke alarm combines the features from ionization and photoelectric smoke alarms.

In addition, smoke alarms can be battery-operated or hard-wired. The difference between the two is that hard wired smoke alarms are linked together so when one alarm goes off, all the alarms in the home activate.

Battery-operated smoke alarms can be powered by a 10-year non-replaceable lithium battery or by a disposable 9-volt battery.

Continued on page 2

Manager (cont. from page 1)

When installing smoke alarms in the home, be sure to follow the instructions provided by the manufacturer. Smoke alarms should be installed on every floor of your home as well as on the inside and outside of every bedroom.

To maintain your smoke alarms, you must test the alarms monthly. For battery-operated smoke alarms with a disposable battery, replace the battery twice a year. For battery-operated smoke alarms with a lithium battery, since it is non-replaceable, replace the entire smoke alarm according to the manufacturer's instructions.

A trick to remember when it's time to change your smoke alarm batteries is to change them when you change your clocks (fall backward, spring forward) to make it a habit. For hard-wired smoke alarms, replace the backup battery at least once a year. A smoke alarm should be replaced every 10 years.

This month we have also completed the replacement and installation of all shutters for the common areas.



Continued on page 3

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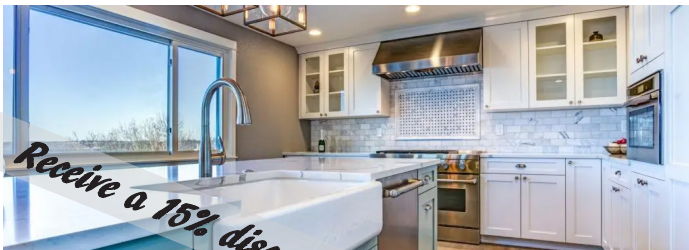
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Manager (cont. from page 2)



The entrance pavers pressure cleaning and sealing was finally done after having to put the project on hold while we had many rainy days.

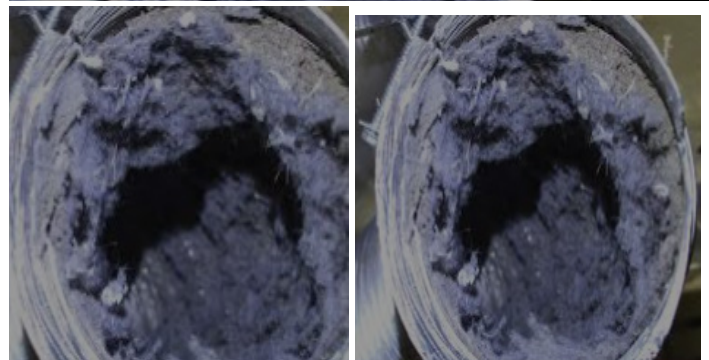


As the city of Miami Beach Building department finally approved to get the lobby ceiling closed, they still have internal issues and we are trying to work with them to get this project finalized. We are trying to complete this project

in the next ten days.



Another project completed successfully is the Dryer Duct Vent cleanup.



Dryer Vent Cleaning
Don't wait until it's too late!

...Dirty Dryer Vents are the #1 cause of all household fires!

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IMPORTANT REMINDERS

- Please do not hang on the balcony railings/walls clothes or towels.
- Everyone that comes to work in your unit must register at the front desk.
- If your need to update your contact information or residents, please email the management office.
- Do not place electro domestic items in the building trash. Waste Management will not take those. You can dispose of them for free at the City of Miami Beach Trash location open the **first weekend of every month on 75th Street and Dickens Avenue.**
- **Contaminated boxes are not recyclable and they should not be left on the laundry floors** because they attract roaches. Please dispose of them in the trash room located on the first floor. A resident of the 6th floor was kind enough to provide us with the image below, to illustrate and support our request.



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Stay up to date with the latest developments and appointments at miamidade.gov/vaccine.

SAFETY FIRST

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

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