



Volume 9 Issue 4

September 2021

**Grandview Condominium
5900 Condo Association, Inc.**
5900 Collins Avenue
Miami Beach, Florida 33140

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IMPORTANT NUMBERS

Main305-866-8608
Security305-868-4958
Maintenance305-866-8608
Fax305-866-3323
Valet Supervisor ... Mariano Alvaro
Concierge ..Concepcion Melian-Ferran

Newsletter Editors

Ingrith Guerrero & Sidney Elkin



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GRANDVIEW REMODELING UPDATE

PROJECT MANAGER:

Hillman Engineering quit as the project management company and the Association has hired their attorney to take action against Hillman due to breach of its agreement with the Association. The Board of Directors is reviewing different options for the project manager at this time.



CONTRACTOR:

The original contractor that had been selected to complete the job will no longer be able to move forward with the project due to licensing problems. The Association has now found a second option. The Association's attorney has drafted the contract which is now being reviewed by the contractor's attorney.

LOBBY RENOVATIONS:

The permit was approved back on the end of June 2021. The cost of the renovation has now increased by more than \$100,000. This is due to increase in the cost of materials and labor that is being experienced nationwide.

SECURITY CAMERAS:

Due to the increase in the cost of the FOB system, new security cameras have been tabled at the moment.

FOB SYSTEMS:

The system was upgraded to the latest technology which not only utilizes fobs, but biometrics, and Bluetooth technology in their readers. IFSS has completed the installation of most the devices that will be used on the doors and cables with the exception of the elevators which require the installation of specialized cables.

FOUNTAIN:

The association is awaiting the City of Miami Beach permit approval. The company that will be completing the repairs has been selected as well as the material. The lip that the edge of the fountain is being removed to reduce water evaporation and to create a more contemporary look.

Continued on page 2

Remodeling Update (cont. from page 1)

LED LIGHTS: The maintenance team installed all the LED lights in the stairwells and trash room area.

HANDICAP EXIT FIRE RATED DOORS / STAIRWELL DOORS: The doors of the center stairwell as well as the north stairwell have been replaced. The Association has placed the order for the handicap doors and their delivery is expected the week of September 27th.

18th FLOOR EMERGENCY GATES:

This project is to replace a portion of the gated area of the terraces on each tower and install a fire exit door for emergencies. Property Manager, Ingrith Guerrero, will request an onsite visit by the Fire Marshall to confirm the proper remedy.

PORTE COCHERE:

The stucco on the porte-cochere has been repaired. The installation of The Grandview sign on the porte-cochere is pending the permit from the FDOT.

ROOF REPAIRS:

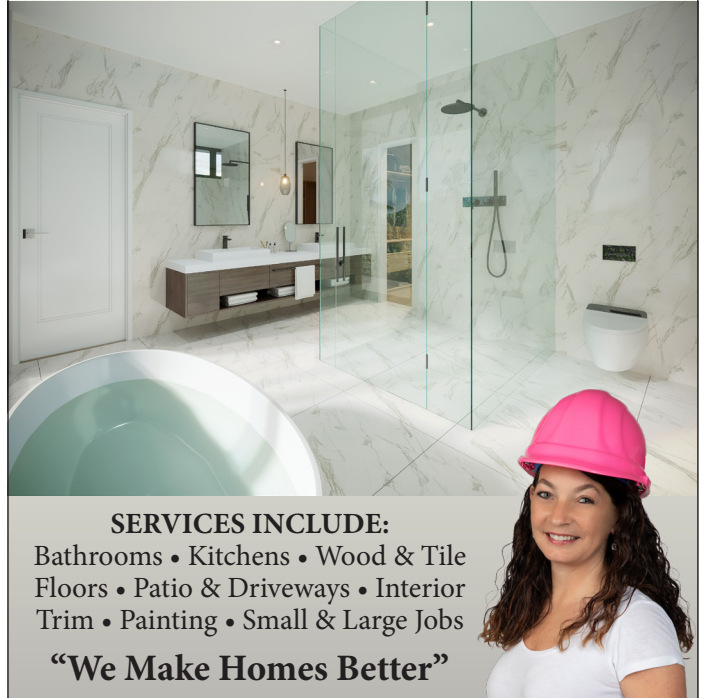
The Association will be completing repairs to the roof within the next couple of weeks. The repairs will include pitch pans top off, sealing the flashing, repairing blisters, applying and silicone roof coating.



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September

Helen Hunt Jackson

The goldenrod is yellow;
The corn is turning brown;
The trees in apple orchards
With fruit are bending down.

The gentian's bluest fringes
Are curling in the sun;
In dusty pods the milkweed
It's hidden silk has spun.

The sedges flaunt their harvest
In every meadow nook;
And asters by the brook-side
Make asters in the brook.

From dewy lanes at morning
The grapes' sweet odors rise;
At noon the roads all flutter
With yellow butterflies.

By all these lovely tokens
September days are here,
With summer's best of weather,
and autumn's best of cheer.



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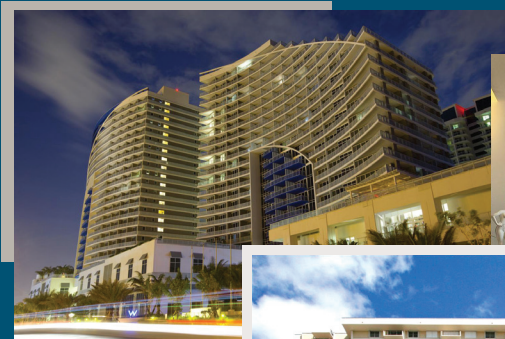
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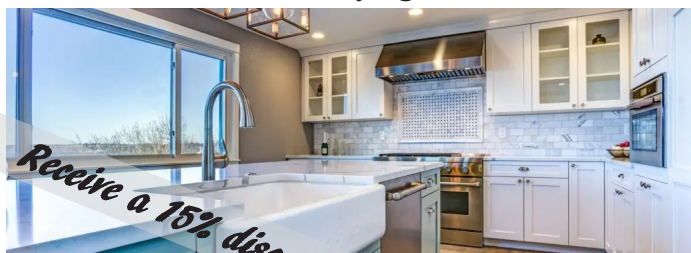
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