



# Burleigh House

## Monthly Newsletter

Volume 19 Issue 3

September 2021

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### OFFICE HOURS

**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** ..... Closed to the Public  
**Saturday & Sunday** ..... Closed

### IMPORTANT NUMBERS

**Office**..... (305) 866-7314  
**Fax** ..... (305) 866-8733  
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### BURLEIGH HOUSE

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Miami Beach, FL 33141



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### PRESIDENTS MESSAGE

Dear Owners

I would like to take the time to thank Dania Trasobares-Llopiz for her time on the Board as Treasurer since for personal reasons she has resigned from her position. Her work with Mercy Alvarez, our Property Manager, to re-vamp the accounting department with the hiring of our bookkeeper Luz

Arias as well as our new accountant Gary Cohen and Associates, both of whom are very experienced with our TOPS accounting system, has resulted in the accounting department functioning in the most efficient manner that I have seen since 2015. I also wish to recognize her efforts to reconcile our TOPS accounting system. All the financial transactions related to the building remediation project were internally audited and are now properly entered and accounted for in preparation for our Annual Audit. The Board will be making announcements for replacing this position, but in the meantime our finances are in good order and 2022 budget planning will begin very soon.

We are moving full steam ahead with our pool and pool deck rebuild and as reported at the last board meeting, the pool box forming is well under way with an expected concrete pour in late October. The concrete topping layer from our old pool deck has been fully removed and we are now planning technical and code compliant details including drainage placement, appropriate sloping requirements, railing, wind breaks, lighting and elevation implications while the base conditions are fully exposed and surveyed.

As discussed at the last Board meeting a new methodology was outlined in regard to the installation of the porcelain tile for the pool deck. Our new pool deck design is inspired as a completely flat plane from edge to edge for a modern look and with an evenly spaced tile grid. Traditionally pool decks



*Continued on page 2*

**President's Message** (from page 1)

have a waterproofing layer, next a concrete topping layer is applied and then finally the tiles are affixed with mortar and with grout between them. In order to ensure proper drainage, there needs to be sloping for water to travel to drains which results in cutting tiles at angles to accommodate the slope to the drains. This sloping defeats the proposed look of the Landscape Architect's plan.

Alternatively, for the Burleigh House, we have validated the feasibility of using of a raised tile system where tiles sit on pedestals that allow for a perfectly flat surface. With this system, waterproofing is applied to the deck surface, next PVC plastic pedestals are installed that will support trays to hold tiles. The pedestals are designed like a screw jack for adjusting the height to keep the top tile surface flat. On top of the pedestals are locked trays that will hold our ¾ inch porcelain tiles and this entire system will comply with the wind up-lift requirements for Miami Dade County. Advantages of this system are many, including having all sloping and drains below the pedestals where it is not visible. Tiles are easily removable for maintenance, whether replacing a broken tile or maintaining the drains underneath. We will not need mortar or grout, as water will flow in between the tiles to the waterproofed surface and drains below, which minimizes future pool deck maintenance. We will also not need to replace our old topping layer of concrete, therefore lightening the entire deck structure.

We have interviewed and evaluated several pedestal and tile manufacturers as well as specialized installers and have developed a cooperative team of selected vendors that also includes Sika, our waterproofing supplier, our contractor GC and our pool Engineer Maestre, all working together to provide testing requirements in order to get final approval for this system from the city of Miami Beach.

Other pool deck activities underway includes ordering our new railing, trellises, tiles and other finishing deck materials. Nationwide, construction supplies are very low and with high demand, lead times for ordering is very long, so we are pushing the process along as fast as possible with all these constraints.



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## WINDOW CORNER

Mother nature has been kind to us. We had several weeks of rain that delayed our balcony waterproofing processes but following that, we have had a few weeks of very good weather. We are still in hurricane season, that officially ends November 30. The construction processes for repairing our exterior walls have been modified such that we chip open loose and degraded stucco, immediately repair any rusted rebar, apply new stucco with corrosion inhibitors and seal it up. It takes a little longer to do it this way, but we are making sure rainwater penetration is halted!!!!

We've reached a milestone  The East Residential Tower will be completed in September. It's been a very long time but our diligence and attention to every finding has sealed us up well. All findings for potential weak spots in the building are researched, solved and then solutions are applied to every other similar part of the building.

What's next for the East is the 3<sup>rd</sup> floor pool and pool deck areas. Areas adjacent to the building walls are now being examined and repaired. These areas are where the restrooms are located on the North side and the area adjacent to the party room on the South side of the pool deck. All will be repaired, painted, modified for better lighting and new doors will be installed.

Work on the North is progressing nicely. Line 05 balconies are completed except for final floor waterproofing. Tower walls stucco on lines 1, 3 and 5 are getting repaired. Balcony railings on lines 3 and 34 are getting their fresh coat of paint. Windows on line 36 will be completely installed within 2 weeks. Yes, it's a long process but we're moving forward!

The West side of the building is our front, including main building access, stores and our courtyard. Needless to say, planning overhead protection is challenging. Safety, accessibility and efficiency for speed of repairs and window installations are the major planning components. We hope to get city approval for protection plans very soon so that we can start installing scaffolding and then get the job done as fast as we can.

On our second floor, there are building joints both inside the garage and in the parking areas. Over the years, these joints have been repaired to stop leakage into the 1<sup>st</sup> floor garage in particular, into the structural columns. The old materials are degraded but starting this week,

the joints will be cleaned out, new expansion material will be applied, and we will then cover these joints with appropriate metal pieces to protect and extend the life of these repairs. This also will prevent future water penetration into our structural columns.

Oh yes, the front entrance door! We have been working with the city for one year to get a permit to replace the door. Code has changed and we are required to have a larger overhang over the front door. All design was approved for acquiring a permit but we have had city administrative complications with types of forms, digital signatures that are not accepted into the city software system and a myriad of other details. We hope to get the permit issued within the next few days, at which time a new door will immediately be ordered. It may take 6 – 8 weeks to receive the door but we will be ready to install it as soon as it comes.

We're making good progress on our rooftop door replacement. For anyone who has not seen our rooftop mechanical room, it is awesome to look at the massive equipment that runs the building. The doors to access the mechanical room were never replaced but we're doing it now. What was happening is that rainwater would get into the mechanical rooms through the loose doors, flood them and sometimes leak right down into areas at the penthouse level. Out of 6 doors, we have replaced 3, a 4<sup>th</sup> one is almost done and 2 remain. Additionally, waterproofing is being done in those rooms to prevent further downward leakage.

We continue to work in as many simultaneous areas as possible. It's been said that workers are all over and don't complete areas. The reason for that is planning the appropriate structural supports during the work, waiting for engineer inspections for each process, waiting for appropriate concrete drying time, sequencing work based on weather plus sequencing work areas so that work continues and we minimize "down time".

We're getting there! It is a long and tedious process in a building as large as ours. But we continue to drive forward to reach the goal of having our Star of 71<sup>st</sup> street polished and shining!

Elaine Litwin



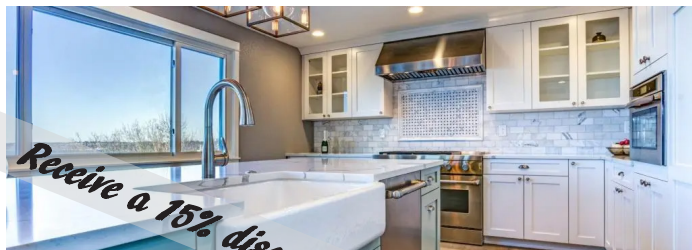
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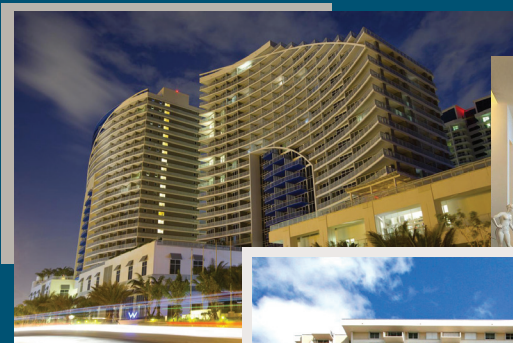
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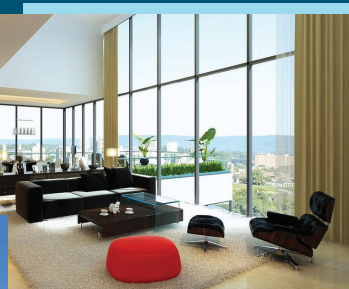
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