



5825 CORINTHIAN CONDOMINIUM

Volume 2 Issue 1

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

September 2021

5825 CORINTHIAN Condominium Assoc., Inc.

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FROM THE PROPERTY MANAGER

This month we had United Septic clean all the first level garage drains. This process is part of our yearly preventative maintenance program. All trash chutes on property were cleaned, the pool deck and the second-level parking were pressure washed, the first-floor parking has also been cleaned and pressure washed, the carpet in the Fiesta Room was cleaned along with all the mezzanine windows. The A/C balconies have also been cleaned.

The fire pump and generator have both been inspected and we have finalized closing the ceiling in the first-floor elevator landing. The City of Miami Beach disorganization and bureaucratic processes caused the delays we had to experience for so many months and I am still working with the city inspectors to get them all on the same page to be able to close the permits. I do thank you for all the patience and cooperation while we had to go through this nightmare.

REMINDERS

To all male gym users, please stop flashing down the toilet the disinfecting wipes used in the gym.

I also want to remind all our beach users that by the beach entrance we have 2 showers and a hose to rinse yourselves and your belongings. It is **NOT acceptable** for people to use the pool to rinse their chairs, shoes, and kayaks.

Laundry users, please **DO NOT overload the washing machines. Adding too much stress on the washing machine can lead it to break**, which would rank up repair costs or lead us to have to buy a new washer. More laundry means more detergent and the combination of more detergent and less room for laundry to move could cause the washer to overflow with suds or water. If you overload the washing machine, clothes won't be free to move around and get clean, because they can't be properly soaked in water and laundry detergent. In addition, when you overload your washing machine, **the washer adds extra stress to the motor and the tub bearings and you could damage the new appliances we installed this year**

Finally, after speaking with the elevators' mechanic, he recommends that the **doors are NOT forced to stay open longer than what the elevator allows**

Continued on page 2

Manager (cont. from page 1)

it. Elevators in Condos can be tricky machines and like anything mechanical, they can get stuck, malfunction, and break. **Our elevators are no different.** Wait times can get crazy, but, if someone holds or forces an elevator door to remain open, a few things happen.

1. **If held for too long**, the elevator will attempt to force the door closed. It, at this point thinks that there is something (and sometimes it is correct) obstructing the door or that the sensor is malfunctioning.
2. The motion sensor will stop working. Usually, you can wave a hand in-between the door and the wall. When this is done, the sensor indicates to the elevator that there is something in front of it and it will re-open. However, if the elevator has begun to force close its doors, the sensor will no longer respond.
3. **If the door is continued to be obstructed or it is forced back open, the car will stop.** It assumes that there is something wrong and the car will shut down, requiring us to make a service call to our elevator company to resolve the issue.

Now, we are not saying do not use the door open button to be polite and help friends, guests and neighbors when they are attempting to board. That is common courtesy and we appreciate and practice this ourselves. However, **holding and forcing the door to remain open, can be unsafe/dangerous to people and can cause damage to the elevators.**

AIR CONDITIONER MAINTENANCE

Like so many mechanical systems in our homes, air conditioners always get used when we need them but are otherwise roundly ignored until there is a problem. That is when we call a service professional and start praying that the bill will not be too high. With air conditioners, neglecting routine maintenance leads to decreased efficiency (in other words, higher utility costs) and often, premature failure of expensive parts. To prevent this, the rule of thumb is to have your central A/C system inspected once a year by a qualified technician. The checklist below itemizes what a routine air conditioner maintenance call should include. In addition to the annual service, it is important to check on a couple of things every month during the cooling season. This is something you can do yourself in just a few minutes.

Continued on page 3

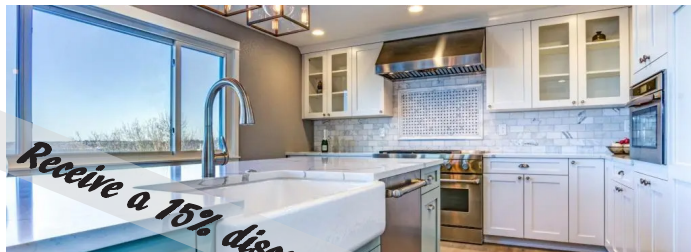
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Manager (cont. from page 2)**Annual Air Conditioner Maintenance Checklist:**

1. Clean the outdoor condenser coils and indoor evaporator units. The coil is made up of the refrigerant lines and surrounding radiator-like fins that line the outdoor A/C unit. The air handler is in the interior counterpart to the outdoor unit and has its own coil. Dirt and debris on the coils reduce efficiency and stress the system's mechanical parts.
2. Check the refrigerant level. An incorrect amount of refrigerant makes a compressor work too hard, reducing the efficiency and longevity of the system.
3. Inspect the drain pans and condensate drains. Drains must be unobstructed and clean to ensure excess moisture is not trapped in the unit.
4. Check outdoor fan motor and blades and indoor blower assembly. The fan on the outdoor unit pulls air in through the coil fins. The indoor blower is the fan unit (motor, fan wheel and housing) on your air handler. Older blowers may include a drive belt that should be inspected and adjusted or replaced as needed.
5. Check compressor and refrigerant tubing. If the refrigerant tubing is blocked or leaking, they will not deliver enough coolant to the compressor, which will cause the compressor to work harder, which will eventually cause the compressor to fail. (Same idea as #2 above.)
6. Lubricate moving parts (as applicable). Older A/C units often have ports on fan motors compressors and other parts for adding lubrication periodically. Newer models typically have sealed parts that do not need to be lubed.
7. Inspect all electrical controls, wiring and connections. All electrical components and hookups should be checked for soundness, wear, and damage.
8. Inspect and clean or replace air filters. A clogged filter restricts air flow to the system so that the motor runs without producing any results. Clean or change the filter, as necessary. Then continue inspecting the filter every month. Using a clean filter can reduce your air conditioning costs by as much as 15 percent.
9. Run a general system test. Your technician should turn on the A/C system to check operating functions such as the starting cycle and shut-off control, check for unusual noises or odors, and measure indoor/outdoor temperatures and system pressures as needed.
10. Check ductwork for leaks and other problems. A duct inspection is not needed every year and may

not be included with a standard system checkup, but air leakage in ductwork is one of the main causes of inefficiency in forced-air A/C and heating systems. It is a good idea to have your ductwork assessed and sealed and/or insulated in problem areas, as needed.

Monthly Maintenance

Now for a couple of things that you can do to help keep you're A/C in good shape while you're using it most: 1) Check the air handler filter each month, and replace it as soon as necessary. 2) Inspect the outdoor condenser unit and remove all debris from the sides and top of the unit. This ensures adequate airflow to the condenser coil.

Tips for Scheduling Service The best time to call a licensed HVAC service pro for an annual air conditioner maintenance checkup is in early spring. Also, some companies offer low-cost efficiency checkups, as well as service package plans that cover maintenance and repairs for a set monthly fee



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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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