



Volume 9 Issue 5

October 2021

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

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GRANDVIEW REMODELING UPDATE

FUNDS: Unit Owners have expressed concerns regarding the monies they have paid towards the special assessment. They feel that the Association is taking the funds monthly, and they do not see the project moving forward. The Association would like



to clarify that the payments made monthly cover two (2) things. The initial special assessment from 2013 and secondly towards the renovation of the common areas expected to commence soon. Please note that the initial special assessment had to be refinanced and extended due to a deficit of approximately \$352,000. This deficit came about from a miscalculation of the amount the Association should have been collecting. The Association was collecting \$27,000 a month and was paying \$33,000 to the bank. This created a shortage every month of \$6,000. The second special assessment, meant for the lobby remodel, is currently just a line of credit. The Association utilizes the payments received for the second special assessment to make lump sum payments to the original loan to pay down the debt early and help save on interest. Using this strategy, on the original loan, the Association should have had a balance currently of \$933,985 based on the original amortization schedule, but instead, the loan has a balance of \$306,026. This means the Association has paid down the debt by \$627,959 more than expected by this period. The Association will use the same strategy on the second special assessment once the initial special assessment is paid off. According to the calculations, the estimated amount saved by the end of both loans will be approximately \$980,000. These funds are expected to aid with the increase in the cost of the project and additional repairs needed in the building.

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

CONTRACTOR: Due to licensing problems, the original contractor selected to complete the job will no longer move forward with the project. The Association has now found a second option. The Association's attorney has drafted the contract, which the contractor's attorney is currently reviewing.

Continued on page 2

Remodeling Update (cont. from page 1)

LOBBY RENOVATIONS: The permit was approved back at the end of June 2021. The renovation cost has now increased by more than \$100,000. The increment is due to an increase in the price of materials and labor 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 that utilizes fobs, biometrics, and Bluetooth technology in their readers. IFSS has completed the installation of most of the devices that will be used on the doors and cables except for 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 at the edge of the fountain is being removed to reduce water evaporation and create a more contemporary look.

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 and 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 replaces a portion of the gated area of the terraces on each tower and installs 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.

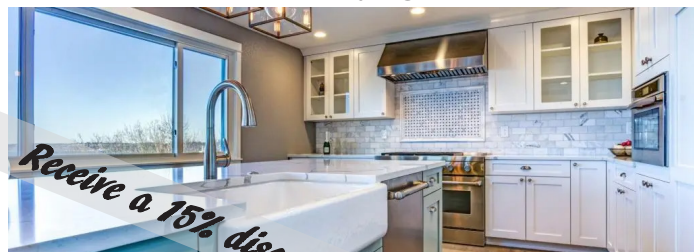
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Don't Forget... **FALL BACK**

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 7, 2021.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

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Excellent References
Resume Available on Request

PUMPKIN CHILI

Ingredients

- 1 tbsp. olive oil
- 1 lb. ground spicy Italian sausage
- 1 onion, chopped
- 1 red bell pepper, chopped
- 3 garlic cloves, chopped
- 1 1/2 tbsp. chili powder
- 2 tsp. ground cumin
- 1 tsp. kosher salt, plus more to taste
- 3/4 tsp. ground black pepper, plus more to taste
- 1/2 tsp. ground cinnamon
- 2 15 oz. cans fire-roasted tomatoes, not drained
- 1 15 oz. can kidney beans, drained and rinsed
- 1 15 oz. can black beans, drained and rinsed
- 1 15 oz. can pumpkin puree
- 2 1/2 c. chicken broth
- Roasted pumpkin seeds, sour cream, shredded sharp cheddar cheese and avocado, for garnish, if desired



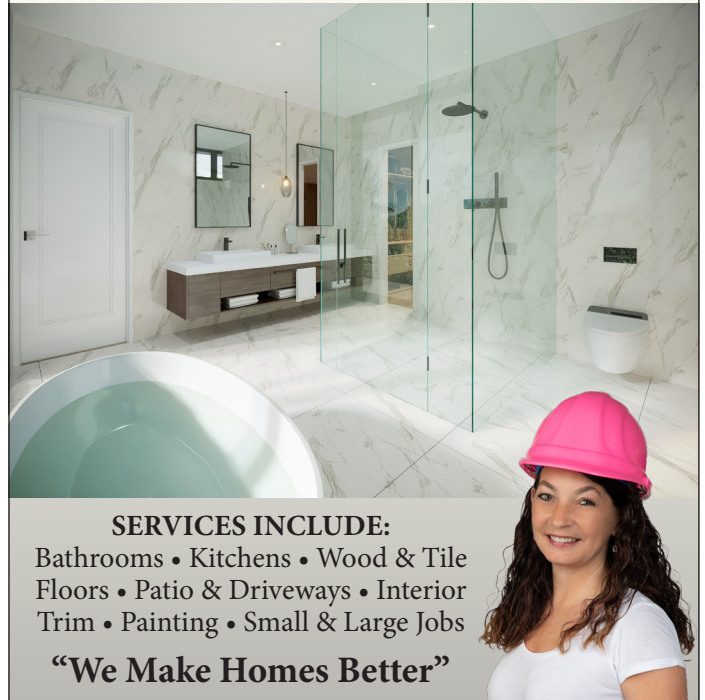
1. In a large Dutch oven, heat the oil over medium heat. Add the sausage and cook, stirring to break into pieces, until browned and cooked through, 8 to 10 minutes. Using a slotted spoon, transfer the sausage to a paper towel lined plate to drain.
2. Add the onion and bell pepper to the Dutch oven. Cook over medium, stirring, until softened, 10 to 12 minutes. Stir in the garlic, cumin, chili powder, 1 teaspoons salt, 3/4 teaspoon pepper and cinnamon. Cook, stirring, for 30 seconds.
3. Stir in the tomatoes, kidney beans, black beans, pumpkin puree, chicken broth and sausage. Bring to boil over medium-high. Reduce heat to medium-low, cover and cook, stirring occasionally, until the flavors meld, about 20 minutes.
4. Season the chili with salt and pepper. Serve, garnishing with pumpkin seeds, sour cream, cheese and avocado, if desired.



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