



# Burleigh House

## Monthly Newsletter

Volume 19 Issue 7

January 2022

### BOARD MEMBERS

**President**..... Craig T. Trester  
**Vice Pres.** ..... Hans-Juergen Klemm  
**Secretary**.....Elaine Litwin  
**Director** ..... Andrea Romagna  
**Director** ..... Jim Oleksa  
**Director** ..... Greg Kaliman  
**Director** ..... Paul Thatcher  
**Director** ..... Goran Antic  
**Director:** ..... Raymond Kattoura

**Manager** ..... Mercy Alvarez, LCAM

### OFFICE HOURS

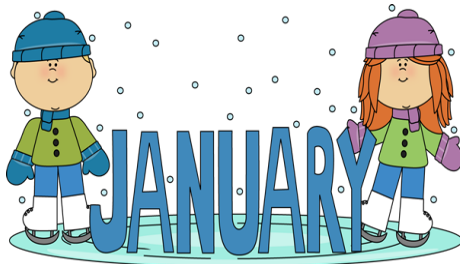
**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** .....Closed to the Public  
**Saturday & Sunday** ..... Closed

### IMPORTANT NUMBERS

**Office**.....(305) 866-7314  
**Fax** .....(305) 866-8733  
**Security**.....(305) 861-1869

### BURLEIGH HOUSE

Condominium Assn. Inc.  
 7135 Collins Avenue  
 Miami Beach, FL 33141



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### PRESIDENT MESSAGE

The Board wishes all of the Burleigh House owners, residents and staff a happy and healthy New Year. We are now working on the final West side of the residential tower with window installation and concrete restoration proceeding. As we just received the city approval for the electrical, plumbing and structural inspections related to the pool box, the concrete for the pool shell will be poured by Jan 14. Once the pool box is cured, we can proceed to refurbish the pool deck to completion. There are still many complex steps and long lead time architectural items we are waiting on including tiles, trellises, railings, lighting, wind breaks by the doors and other materials needed for waterproofing and finishing. All items are being worked on to expedite as much as possible but our nationwide supply chain problems are affecting us.

At the December 15<sup>th</sup> Meeting, the 2022 Budget was approved by the Board and the new maintenance amounts were communicated to all owners. However, we need all owners to participate in the Reserve Vote which is required by the Florida Statutes for the association to decide to either partially or fully fund the Reserves. The Board recommends to continue the partial funding of the Reserve of \$250,000. This amount was determined by the Board based on the consideration of the items that are being repaired by the remediation projects and is included in the published 2022 budget and payment notices. Please complete the attached 2022 reserve ballot and return it to the office. If a majority and quorum are not established, the Florida Statutes requires the association to fund the reserves at the full amount of \$600,000, which would increase the currently published maintenance payments.

The Board is also pleased to announce that Ray Kattoura was appointed to fill the vacant Director position at the December meeting. Ray brings to the Board his extensive business experience as the owner of many Duty-Free shops in the Caribbean and he has been a Burleigh House resident for 20 years. We welcome Ray to the Board and for the positive energy he will bring for the benefit of the association.



# Air Fryer Chicken Cordon Bleu

- 4 (5 oz) skinless, boneless chicken breast halves
- 2 slices deli ham
- 2 slices deli Swiss cheese
- ¼ cup all-purpose flour
- ½ teaspoon salt, or to taste
- ¼ teaspoon ground black pepper
- 1 large egg, lightly beaten
- ⅔ cup plain dry bread crumbs
- 3 tablespoons unsalted butter, melted

1. Place each chicken breast between 2 pieces of parchment paper. Use a mallet or similar to flatten each breast to a thickness of 1/4".



2. Cut ham and Swiss cheese slices in half so you have 4 pieces of each. Stack 1 piece ham and 1 piece of cheese in the middle of each flattened chicken breast. Roll up like a jelly roll, tucking the ham and cheese inside the breast as you roll. Secure the ends and sides with toothpicks so the cheese won't run out. Transfer to the refrigerator for at least 15 minutes, or up to 4 hours.

3. Preheat an air fryer to 350 degrees F.

4. Combine flour, salt, and pepper in a small bowl. Place beaten egg in second bowl. Place bread crumbs in a third bowl.

5. Dip each chicken bundle in flour mixture, then in egg, and finally in bread crumbs to coat. If you notice any spots that are just coated in flour, lightly pat with beaten egg and bread crumbs. Gently pat each bundle with melted butter and place in the air fryer basket.

6. Air-fry until crust is nicely browned and chicken is no longer pink in the center and the juices run clear, about 20 minutes. An instant-read thermometer inserted into the center should read at least 165 degrees F.



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## Pink Moon Paloma

The agave plant pollinates under the magic of the moonlight. We believe that good ideas do, too. Create your own moonlight, no matter when or where, with this perfect Paloma spin-off.

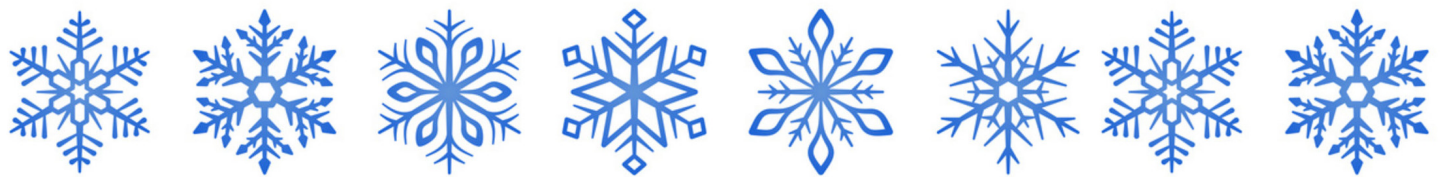
**Ingredients**

- + 2 oz Rosaluna Mezcal
- + 1 oz Fresh grapefruit juice
- + 0.5 oz Lime juice
- + 1 pinch of Sea salt
- + Garnish: Torched rosemary sprig and topped with seltzer

**Directions**

Add all ingredients to a shaker, shake well, and pour into a glass filled with fresh ice. Top with seltzer and a rosemary sprig for good measure.

# ROSALUNA



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**LIMITED PROXY – RESERVE FUNDING WAIVER**

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the Secretary of the Association, his or her designee, or \_\_\_\_\_, attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy and return this form to:

**7135 Collins Ave Miami Beach FL 33141 or send it to [propertymanager@burleighcondo.com](mailto:propertymanager@burleighcondo.com)**

And any adjournment thereof, according to the number of votes if then present in accordance with the specifications hereinafter made, as follows:

Limited powers (for your vote to be counted on the following issues, you must indicate a YES/NO preference in the blanks provided below). I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as indicated below:

**IMPORTANT NOTE: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

Do you want to provide for less than full funding of reserves than is required by 718.112(2)(f), *Florida Statutes*, for the next calendar year 2022?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO

If yes, vote for **one (1)** of the Board proposed options by checking one of the blanks below. The option with the most votes will be the one implemented.

Fully Funded    -    \$600,000                      \_\_\_\_\_

Partial Funded    -    \$250,000                      \_\_\_\_\_

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

**Dated** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Unit Owner Signature(s)** \_\_\_\_\_

**Please email or fax your Vote**

FAX: 305 866 8733  
Email: [Propertymanager@burleighcondo.com](mailto:Propertymanager@burleighcondo.com)



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**LIMITED PROXY – RESERVE FUNDING WAIVER**

TENGAN CONOCIMIENTO TODAS LAS PERSONAS POR ESTOS PRESENTES, que el abajo firmante designa al Secretario de la Asociación, su designado o \_\_\_\_\_, abogado y agente con poder de sustitución por y en nombre, lugar y lugar del abajo firmante, para votar como proxy y devuelva este formulario a:

**7135 Collins Ave Miami Beach FL 33141 o enviar a [propertymanager@burleighcondo.com](mailto:propertymanager@burleighcondo.com)**

Y cualquier aplazamiento de la misma, de acuerdo con el número de votos si luego se presenta de acuerdo con las especificaciones que se hacen a continuación, de la siguiente manera:

Poderes limitados (para que su voto se cuente en los siguientes temas, debe indicar una preferencia SÍ / NO en los espacios en blanco que se proporcionan a continuación). Autorizo específicamente e instruyo a mi apoderado para que emita mi voto en referencia a los siguientes asuntos como se indica a continuación:

**NOTA IMPORTANTE: LA RENUNCIA A LAS RESERVAS, EN TODO O EN PARTE, O PERMITIR USOS ALTERNATIVOS DE LAS RESERVAS EXISTENTES PUEDE RESULTAR EN LA RESPONSABILIDAD DEL PROPIETARIO DE LA UNIDAD POR EL PAGO DE EVALUACIONES ESPECIALES NO ANTICIPADAS CON RESPECTO A ESTOS ARTÍCULOS.**

¿Desea proporcionar una financiación de reservas inferior a la completa que se requiere en 718.112 (2) (f), Estatutos de la Florida, para el próximo año calendario?

\_\_\_\_\_ YES                      \_\_\_\_\_ NO

En caso afirmativo, vote por una (1) de las opciones propuestas por la Junta marcando uno de los espacios en blanco a continuación. La opción con más votos será la implementada.

- Totalmente financiada    -    \$600,000                      \_\_\_\_\_
- Parcialmente financida    -    \$250,000                      \_\_\_\_\_

El abajo firmante ratifica y confirma todos y cada uno de los actos y cosas que el apoderado pueda hacer o hacer que se realicen en las instalaciones, ya sea en la reunión mencionada anteriormente o en cualquier cambio, aplazamiento o continuación de la misma, y revocar todos los poderes anteriores previamente ejecutado.

**Fecha** \_\_\_\_\_ día de \_\_\_\_\_, 20 \_\_\_\_\_

**Firma del propietario de la unidad(s)** \_\_\_\_\_

**Envíe su voto por correo electrónico o fax**

FAX: 305 866 8733

Email: [Propertymanager@burleighcondo.com](mailto:Propertymanager@burleighcondo.com)