



5825 CORINTHIAN CONDOMINIUM

**5825 CORINTHIAN
Condominium Assoc., Inc.**
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Miami Beach, Florida 33140
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FSRsouth.FSRconnect.com/
5825CorinthianCondo

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Director Ozzy Riverol
Director Derrick Attard
Director Philippe Lamery

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24-hour Cust. Care .. 866-378-1099

OFFICE HOURS
Monday-Friday..... 8:30 AM - 5 PM
HolidaysCLOSED

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FROM THE PROPERTY MANAGER

On December 16, 2021, the Special Assessment for the Elevators Modernization was unanimously passed, and the payment options were:

1. Pay in FULL by January 17, 2022 and avoid the Bank interest charges.
2. Pay in 12 monthly installments to start with the first one on January 17, 2022.

Thank you to all our unit owners who followed the process and instructions. If you have any questions about setting your monthly payments in ClickPay, please contact the management office, so Alex can guide you in the process. ClickPay is a convenient way for you to process not only the Special Assessment payment, but also your monthly maintenance payments.

How much is the MONTHLY PAYMENT special assessment to 5825 Condominium Association for my unit type and when is it due? For how many months?

The MONTHLY PAYMENT special assessment for all unit types is shown below. The first payment for the Special Assessment is payable on January 17th, 2022, and every month right after on the same date for twelve (12) consecutive months. After the twenty-seven (27th) payments will be considered late and subject to a \$25.00 late fee plus 1.5% charge.

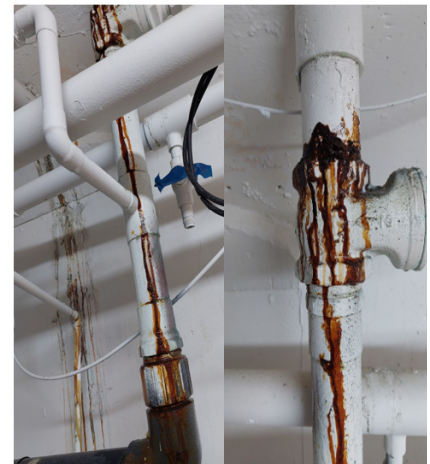
| | | | |
|--------------------------|------------|--------------------|----------|
| Unit type A: | \$807.86 | Unit 2F: | \$658.37 |
| Unit type B, D, E, J, K: | \$602.93 | Unit type G, M: | \$861.32 |
| Unit type F, L: | \$1,002.90 | Unit type C, H, N: | \$731.63 |

Our janitorial and maintenance staff are always busy with different projects to keep the property nice and neat. This month they were:

- Cleaning the second level parking area.
- Cleaning and organizing the beach chair room.
- Deep cleaning the gym.
- Unclogging the utility sink on the 6th floor laundry.
- Unclogging the main drain line for the 14th floor laundry
- Maintenance has repaired a small plumbing leak in the pool machine room.
- Gym ceiling tile was replaced for ventilation and exit sign was attached.
- Column border in the billiard room has been repaired.
- Door handles and locks have been repaired and replaced in the pool room.
- Pool room plumbing pipes have been repainted.
- Opened wall due to plumbing issues was repaired and sealed with an access panel.
- 14th floor air vents have been cleaned and repainted.

Manager (cont. from page 1)

- East & South balconies have been pressure washed and cleaned.
- Entrance garage gate was checked and corrected a couple of closing issues.
- The strong winds ripped out on of the building light, which has been sent out for welding.



Continued on page 3



Commissioner
Eileen Higgins
 District 5

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- Commissioner Eileen Higgins



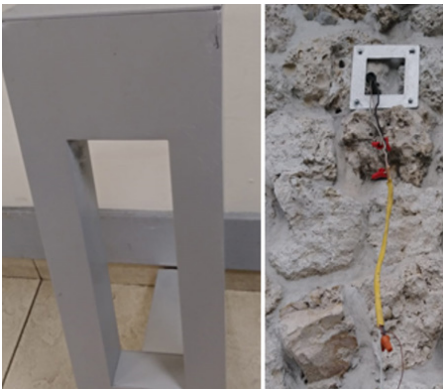
CONTACT MY OFFICE - FOLLOW US

305-375-5924
 District5@miamidade.gov

Facebook, Twitter, Instagram icons followed by @CommishEileen

www.miamidade.gov/district05

Manager (cont. from page 2)



REMINDERS

When disposing of boxes, those must be broken down and neatly set under the laundry tables. If you have large boxes, please take them to the ground level trash room to prevent anyone tripping on them and getting injured. If you have a housekeeper, please explain to that employee how to properly dispose of your boxes. This is not acceptable, as it is a violation to the rules, and it caused a major inconvenience to the other residents on the floor.

We kindly ask you to please follow the rules and respect the other residents in the building.



Please also remember that when you have family and friends staying over with you, it is your responsibility to inform them of the Condominium Rules & Regulations.



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FROM OUR RULES & REGULATIONS

- 2.8 No separate part of any unit may be rented. No short-term rentals allowed.
- 2.9 No trade, business, profession, or other type of commercial activity, which requires outsiders to enter the building, may be conducted in or from any unit.
- 2.10 No unit may be divided or subdivided without the authorization of the Association.
- 2.11 A Resident may not permit anything to be done or kept in the unit, the common elements, any portion of the condominium, or which will obstruct or interfere with the rights of other residents, and which creates a liability increasing the Association's insurance rates.
- 2.12 A resident / guest may not play a musical instrument, operate a phonograph, television, radio, sound amplifier, or other equipment that will create, or cause to create, any noise or sound in such a manner as to disturb other residents. Residents and guests must also respect and comply with the City of Miami Beach quiet time, which is from 11:00 pm until 6:00 am.
- 2.13 Unit owners doing handy work themselves that will make noise are allowed to do it on Saturday only between 9:00 am and 3:00 pm.

2. GENERAL USE AND OCCUPANCY

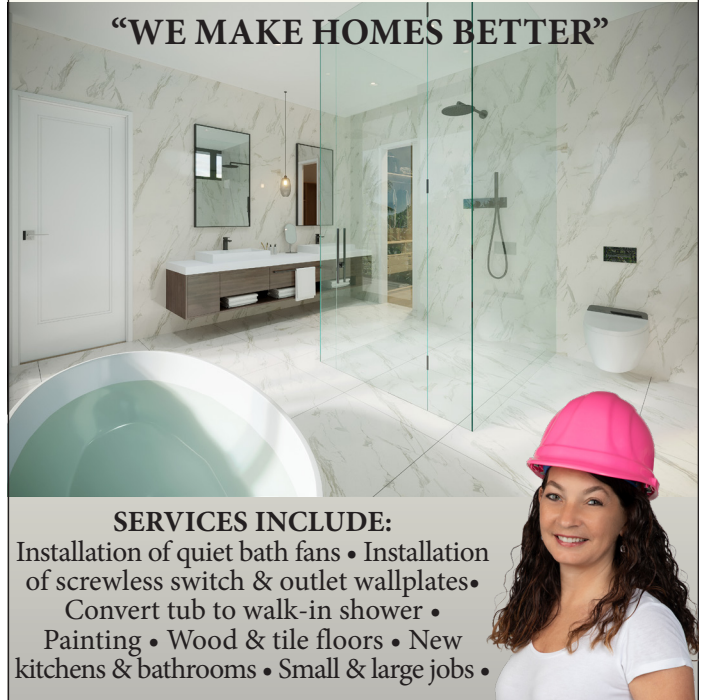
- 2.1 Each of the condominium units shall be occupied and used as a private residence with no more than two (2) occupants per bedroom and (1) per den.
- 2.2 Unit owners and/or tenants shall not use or permit the use of their premises or any part thereof for any use which would constitute and immoral, offensive, or unlawful purpose which would violate any law or governmental rules or regulations.
- 2.3 Monthly maintenance fees are due and payable on the first day of each month and shall be considered late and delinquent on the eleventh day of that month. Late fees, demand letters, and collection costs are full responsibility of the unit owner.
- 2.4 All legal expenses and/or bank charges incurred in collecting funds covered by a returned check will be charged to the unit owner.
- 2.5 When a unit is to be occupied by guests in the absence of the resident, Management must be notified in writing at least three (3) days in advance of the arrival of said guests with the names, expected arrival date and duration of stay. Guests must register their vehicle with the front desk at the start of their visit, which cannot exceed fourteen (14) days. Anyone staying longer than fourteen (14) days is considered a resident requiring screening and approval from the condominium association. Unit Owner will be subject to a fine and all legal expenses incurred to remove unauthorized guests.
- 2.6 Resident(s) shall not be permitted to occupy a unit until Association approval has been obtained in accordance with the Declaration and the screening process.
- 2.7 Reasons for screening denial include but are not limited to: not being truthful on the application, lack of satisfactory financial strength, FICO score lower than 700 or no credit history, and criminal history with convictions.
- 2.8 No separate part of any unit may be rented. No short-term rentals allowed.
- 2.9 No trade, business, profession, or other type of commercial activity, which requires outsiders to enter the building, may be conducted in or from any unit.
- 2.10 No unit may be divided or subdivided without the authorization of the Association.
- 2.11 A Resident may not permit anything to be done or kept in the unit, the common elements, any portion of the condominium, or which will obstruct or interfere with the rights of other residents, and which creates a liability increasing the Association's insurance rates.
- 2.12 A resident / guest may not play a musical instrument, operate a phonograph, television, radio, sound amplifier, or other equipment that will create, or cause to create, any noise or sound in such a manner as to disturb other residents. Residents and guests must also respect and comply with the City of Miami Beach quiet time, which is from 11:00 pm until 6:00 am.
- 2.13 Unit owners doing handy work themselves that will make noise are allowed to do it on Saturday only between 9:00 am and 3:00 pm.
- 2.14 As the outside doors of all units are common elements, no unit owner may alter the outside appearance without written consent of the Association. Doors must at all times be uniform with the rest of the doors. See Article 17.3 of our Documents. Electronic door locks are acceptable only in replacement of an existing door lock.
- 2.15 A unit owner who plans to be absent during the Hurricane Season must prepare his/her unit prior to departure by designating a responsible individual to care for the unit and must furnish the Association with the name of such individual. In the event that the owner fails to do so and association employees have to remove furniture or other belongings from the balconies, or they have to close the shutters, there will be a \$500.00 charge and the association will not be responsible for any damages later claimed by the unit owner.
- 2.16 When a unit is leased, a tenant shall have all the use rights in the Association property and those common elements otherwise readily available for use generally by unit owners and the unit owner shall not have such rights, unless such rights are waived in writing by the tenant. F.S. 718.106(4)



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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.




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