



Burleigh House

Monthly Newsletter

Volume 19 Issue 8

February 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

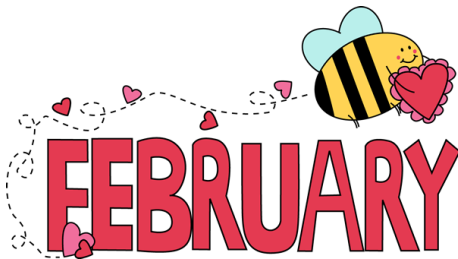
Monday - Friday..... 9:00 to 5:00
Lunch 1:00-2:00 p.m. Closed
Wednesday Closed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

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Security.....(305) 861-1869

BURLEIGH HOUSE

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Miami Beach, FL 33141



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PRESIDENT'S MESSAGE

In this yearly election cycle, the 3 incumbents whose terms were up are Andrea Romagna, Hans Klem and Greg Kaliman. These three were the only owners who ran for the open positions for the Board. As such we do not have to have an election this year and the Board as is will continue in place. The Board wishes to thank the Association for the confidence they have placed in the Board as we work hard to complete our extensive renovation of our beloved Burleigh House.

For those owners who are not on site, we are proud announce that the pool box shell has been poured and we are removing the shoring on the 1st and 2nd garage level which is freeing up parking spaces in the garage. Below is a picture of our new pool box and soon we'll be conducting water testing prior to applying the finishing surfaces. The resurfacing of the pool deck is proceeding in preparation to pour the sloping concrete for the pool deck waterproofing layers and the curb that is needed for the perimeter railing installation. Long lead time items such as the Trellis and the Railing permits are awaiting approval from the city. Orders for these items cannot be placed until we get final city approval, but we are planning installation details in anticipation of the approvals.



We are proud to announce the installation of our new automatic impact resistant front door after a long and arduous process of obtaining the permit from the city. The door is fully functional now and we will be working to remediate the interior interfaces around the door to its original condition. We recently

Continued on page 2

President's Message (from page 1)

announced tightened security measures of not allowing delivery people on the residential floors and for security to announce to residents the arrival of all visitors. We are also adding an intercom system at the front door and the garage entrance so security can communicate with visitors without having to open the door.



I would also like to congratulate the staff, our manager Mercy Alvarez, our bookkeeper Luz Arias and our accountant Gary Cohen for a fantastic performance against our 2021 budget: 1) We budgeted \$3,132K of Income and actually had \$3,175K 2) We budgeted \$3,132K of Expenses and actually had \$ 3,145K. So as a result, we ended the year with \$29.7K in increased cash to our operating account. We will work hard this year to do it again and to tightly manage our budget.

We need all owners to participate in the Reserve Vote which is required annually 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 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.

I would also like to provide an update of our Life Safety Project. One of the most difficult items was the need to install in each of the unit's bathroom vents a "smoke boot" that is intended to keep smoke from a fire in one apartment from entering another through the ventilation shafts. Fortunately, we learned that the bathroom vents already have the needed smoke boots installed and to have the ventilation shafts fully compliant with the life safety requirements we are installing the active ventilation fans for each shaft on the roof since most all of them are not functioning and in disrepair. The replacement of the vent shaft roof fans should help in each apartment bathroom with active ventilation.

Another significant project that has come up is the need to repair or replace the main water pumps for the buildings air conditioning system. The hallway AC compressor system has been signaling that insufficient flow is being provided and upon further inspection, we have concluded that the impellers in the water pumps are corroded and have sections of deterioration. As a result, the pumps are working harder and the motors are running at a higher power in order to provide the necessary flow. This will continue to be a challenge as we move into the warmer seasons. We are currently getting quotations from several companies to plan this repair/replacement of this necessary system.

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WINDOW CORNER

We are rounding the corner and moving full steam ahead on the West side of our building. Our approach is to get all of the windows installed as quickly as possible while we continue with stucco and concrete work. We expect to complete the window installations before the rest of the concrete work will finish. Window installations have started on lines 21 and 31 and simultaneously some window installations are started on line 23. To interface with concrete restoration, you will see work that may look like jumping around but indeed, it is well planned to accommodate concrete repairs and concrete curing so that the work doesn't stop. Some unit owners have been asked if they can accommodate installing windows in half of their unit first with a later return to finish it and this will help to speed up the window installations. As for concrete work, we are preparing to have the entire front of the building netted by next week and will start working on all balcony lines simultaneously. It will be a blaze of activity!!!!

We continue to finish off the North side of the building. Remaining work is to finish waterproofing balconies on lines 5 and 34, which should finish by the end of February. Line 36 balcony work has started and is estimated to finish by end of March. And that completes the North side of the residential tower!

We've started repairing our fire escape landings. Unfortunately, the external fire escape landings had a thin layer of concrete over the rebar on the landings and many have worn down to expose rebar that has rusted. Waterproofing had never been applied to these landings. The repair strategy is to repair preserve and clean whatever rebar we can and replace concrete or alternatively, for severely damaged landings, those will be removed and rebuilt. We will waterproof all landings to match your balcony floors for maximum future protection.



You will see some work going on in the garages. We have completed most of the work on the structural walls and columns but there are a few things remaining to do. We will need to stay flexible with the parking until all of the garage work is completed.

We have undertaken an amazingly large project to make our building safe and to beautify it at the same time and we see light at the end of the tunnel!!!! It has been long and arduous but when you look at the finished areas of our building it is breathtaking. Our architecture and building location is so perfect. We are that sparkling "Star of 71st Street" that we envisioned 3 years ago.



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Pork Chops In Garlic Mushroom Sauce

Ingredients

- 2 pounds boneless pork chops
- ½ teaspoon paprika
- kosher salt and ground black pepper to taste
- ¼ cup butter, divided
- 1 (8 oz) package sliced fresh mushrooms
- 4 cloves garlic, minced
- 1 teaspoon Dijon mustard
- 2 tablespoons all-purpose flour
- 2 cups beef broth



Directions

1. Season both sides of pork chops with paprika, salt, and pepper.
2. Heat a large skillet over medium-high heat; add 2 tablespoons butter. Sear pork chops until golden brown and no longer pink in the center, 2 to 4 minutes per side. Remove pork chops from the skillet and set aside.
3. Melt remaining butter in the same skillet over medium-high heat. Add mushrooms and cook until golden and excess moisture evaporates, about 5 minutes. Add garlic and mustard; cook until garlic is fragrant, about 1 minute.
4. Add flour to the skillet, stirring to remove any lumps. Slowly add beef broth, whisking until incorporated. Season with salt and pepper. Reduce heat to medium and simmer, stirring often, until sauce thickens, about 5 minutes.
5. Return pork chops to the skillet and cook until heated through, about 1 minute. Serve hot.

Don't Forget...

SPRING FORWARD

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 ahead one hour at 2 a.m. on Sunday, March 13th.**

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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Real icewine can only be made reliably every year in Canada and most years in Germany because it requires a very specific climate. The grapes have to stay on the vine until the winter, usually until Jan or Feb, where they freeze solid at -9 degrees Celsius (15 Fahrenheit). Until the grapes are harvested, they freeze and thaw repeatedly, and all of the flavors get concentrated, with a lot of the water lost. They are then pressed in a hydraulic press when they are still frozen solid. The water remains behind in the press as solid ice. What comes out is the essence, a thick syrup of the grape with tremendously concentrated flavors and sugars. When it's fermented, it makes this beautiful sweet dessert wine. When you smell and taste it, you're right away struck with its tremendously powerful aroma and flavor.



HAPPY VALENTINE'S DAY

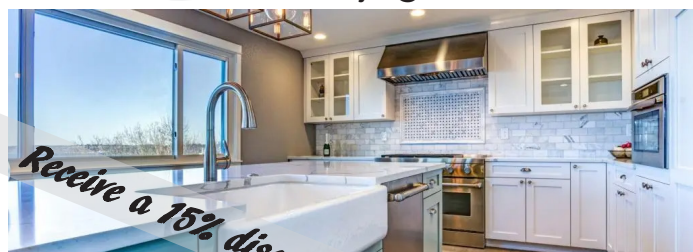
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