



5825 CORINTHIAN CONDOMINIUM

Volume 2 Issue 8

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

April 2022

5825 CORINTHIAN Condominium Assoc., Inc.

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FROM THE PROPERTY MANAGER

We are two (2) months away from hurricane season and I want to take this opportunity to remind everyone of the importance in making sure your hurricane shutters, windows, and sliding doors are working. The idea is to catch potential problems before they get worse and cause a failure. Ideally, preventive maintenance should be carried out on a regular basis on all types of windows, sliding doors or shutters to reduce the chance of unexpected breakdowns. A qualified technician should inspect and detect even the smallest wear, tear or damage. By detecting these problems early, your sliding doors and shutters will last longer and ultimately save you time and money in the long-run. This would also help you be ready when hurricane season starts and with a short notice you have to access your balcony to remove your belongings and to close your shutters.

Please also remember to update with the management office **your contact information** and emergency contacts. All you have to do is either send us an email or call us to verify that the information we have on file is the most current and valid one.

What is Wind Driven Rain?

Wind driven rain is a self-explanatory thing: it's rain that is driven into your home by the wind. In the insurance world, wind driven rain refers to rain that comes through an opening because it is being propelled by the wind. If wind was out of the equation, the water would never have made it in the apartment in the first place.

When a storm damages your apartment, it's typically wind and rain that cause most of the damage. If the wind and rain cause damage on their own, then this is typically covered on your home owner's insurance policy. In anticipation to hurricane season, I would recommend you buy as needed for window/sliding doors the absorbing socks sold online.



Manager (cont. from page 1)

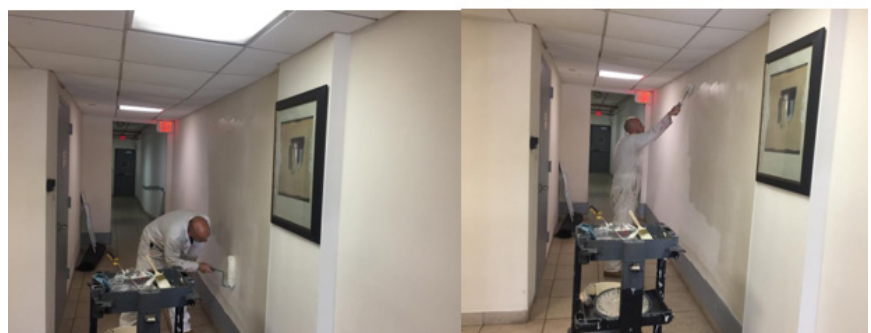
This month our janitorial and maintenance teams were busy:

- Cleaning the garage.
- Removing gum from the parking deck and pavers.
- Removing pizza boxes disposed in the trash chute. When dropping your trash bags, please make sure to PUSH IN the trash bag and DO NOT just let it sit in front of the black rubber buffles. When you do that, other residents assume the trash chute is jammed and leave their trash on the floor.



- Cleaned and painted the pool room pipes, walls and floors.
- Repaired and painted the elevator's machine room door.
- Repaired all electric installation on the pool feeders.
- Repaired the beach gate door knob.
- Painted the building front and the valet area.
- Cleaned and painted the elevator machine rooms.
- Supervised the replacement of the fob reader on the pool gate to the parking deck.
- Supervised the door replacement of the East EXIT door and the Contractor's door, which is still pending additional work to be completed next Thursday.
- Supervised the restaurant grease trap cleaning.
- Cleaned all the electrical rooms.
- Cleaned all the elevator door tracks on every floor.
- Deep cleaned all the tiled floor areas.
- Replaced the 2nd floor men's bathroom door lock.
- Painted all the garage entrances yellow lines.

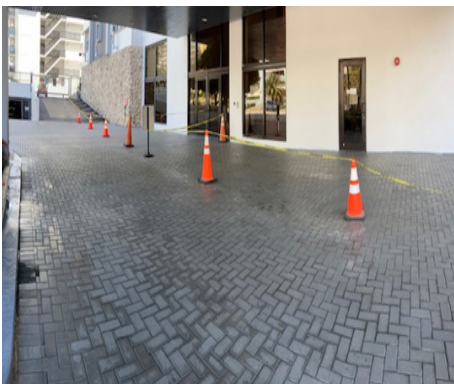
- The a/c condensing units' area in the South garage has been cleaned and repainted.
- All concrete beams by the front of the building have also been repainted.
- Carpets have been cleaned in floors PH2, PH1, and 11th.
- All common area a/c filters have been replaced.
- Pool room has been cleaned including plumbing pipes. The floor and walls have been repainted.
- The elevator room door has been repaired. This door was rusted and damaged by the salt water. It has been treated, patched and painted.
- Pool deck smoke alarm cover has been replaced with spare parts the Chief engineer saves from other pieces. The original cover was damaged by the sun and was missing a piece.
- 12th floor trash chute handle has been replaced. It took a few days to get the right one, as the original handle was damaged.
- 3rd floor east staircase door had issues and was shut tight. The door has been adjusted and now opens freely.
- The building pavers were pressure washed and sealed.



Manager (cont. from page 2)



Continued on page 4



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Manager (cont. from page 3)



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REMINDER

FROM THE RULES & REGULATIONS

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.

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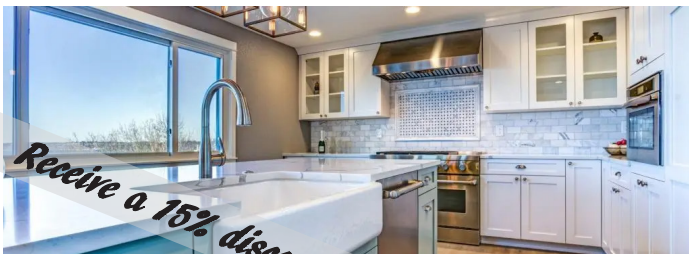
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