



5825 CORINTHIAN CONDOMINIUM

Volume 2 Issue 10

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

June 2022

5825 CORINTHIAN Condominium Assoc., Inc.

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5825CorinthianCondo

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FROM THE PROPERTY MANAGER

After the budget adoption meeting, it is important to explain to our new owners and those who might have forgotten, that the fiscal year for 5825 Corinthian starts June 1st. We were delayed in passing the budget waiting for the final insurance cost, but the new maintenance fees apply as of June first. Below is a chart created especially for each of you, as a unit owner suggested will be easier for each to understand.

Maintenance Payments 2022-2023

UNIT TYPE	OLD MAINTENANCE PAYMENT	NEW MAINTENANCE PAYMENT	DIFFERENCE
A	\$1,177.00	\$1,518.45	\$341.45
B	\$878.42	\$1,133.25	\$254.83
C	\$1,065.93	\$1,375.17	\$309.24
D	\$878.42	\$1,133.25	\$254.83
E	\$878.42	\$1,133.25	\$254.83
F	\$1,461.15	\$1,885.04	\$423.89
G	\$1,254.89	\$1,618.94	\$364.05
H	\$1,065.93	\$1,375.17	\$309.24
J	\$878.42	\$1,133.25	\$254.83
K	\$878.42	\$1,133.25	\$254.83
L	\$1,461.15	\$1,885.04	\$423.89
M	\$1,254.89	\$1,618.94	\$364.05
N	\$1,065.93	\$1,375.17	\$309.24
2F	\$959.19	\$1,237.46	\$278.27

If you already made the June payment with the old amount, please make a payment for the difference to bring your account current.

If you have not made the June payment yet, please mail it in with the correct amount applicable to 2022-2023 budget year.

If your payments are automatically cut by your bank and mailed to us, please update the amount with your banking institution as soon as possible and pay the missing amount.

If your payments are processed via clickpay, the system will be updating soon the new amount to be paid and next month will deduct the correct amount. Meanwhile, the unpaid difference for June will have to be paid directly by you.

Payment coupons were ordered and you should be receiving them soon. Only during the month of June, late fees will not be applied to give everyone a chance to get back on track.

Continued on page 2

Manager (cont. from page 1)

If you have any questions, please call the management office so we can individually look at your account and help you.

Due to health reasons, the Treasurer Darielys Llanes resigned to her position and will remain as Director. To that effect, Osvaldo Riverol, Director, was voted in to serve as Treasurer. We want to thank Darielys for all her time and service to the community. Throughout her time working with management and the Board, Darielys always had in mind what is best for the community. We also want to thank Ozzy, who selflessly stepped into the role to continue working for the building maintenance, improvement and preservation.

Everyone is aware that after the City’s violation for the pool deck, the update from Hillman Engineering is that the Deficiency report has been generated, the design for “optional” upgrade has been completed, the specifications and drawings are in process, and the exploratory demolition was completed to “identify and understand precisely” the condition of the pool deck concrete

slab under the pavers. Drawings will follow for the final work specs to go out for bidding with qualified GCs. You can easily identify the areas, as the engineer closed them and has cover them up with concrete.

The update on the interior renovation is that that all plans were prepared for contractors to bid on the project, only Capital responded and was actually today on property preparing to bid on the project. We are still waiting for the other two who received the specs. Just as clarification to everyone, this is merely basic work to be able to set a formal meeting with all details at hand for unit owners to participate and understand the full picture of what unit owners will decide to do when it comes down to the vote.

I also shared that the DBA system required to be completed by 2023, will not be necessary in our building. A system survey was prepared by ADT to determine if the public safety radio signal strengths are good throughout the building interior. The cost to get us in compliance was expected to be around \$150,000.00, but we will not have to incur in the expensive project as our

building meets the minimum signal required.

Hurricane season is here and it is very IMPORTANT that all our residents have an emergency plan in the event we get a hurricane coming our way. The Atlantic hurricane season is June 1 through November 30 each year. Planning for hurricane season and other potential disasters can be stressful. Please develop a personal hurricane plan, prepare hurricane supplies, have a friend or neighbor assigned to care for your unit in case you are out of town, and most importantly keep management up to date with unit owners contact information. Being prepared can help you and your family minimize the impact of a storm.

Maverick elevators team assigned to the elevators’ modernization project has been working on property every day. The first elevator being worked on is the passenger one, which has been out of service for over a year. The work is on schedule and it helped tremendously to have received all the ordered parts directly at the property.

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Manager (cont. from page 2)

The fire alarm inspection was completed and brought out to light several repairs needed that will cost us over \$20K. The unit in violation will have to pay Honeywell for the speaker replacement and labor to correct the problem created by their contractor. It is important to mention that **unit owners doing remodeling MUST NOT remove/disconnect the fire alarm speakers.** One unit owner was found in violation and now will have to pay Honeywell for the work and speaker replacement to correct the problem created by his contractor. The unit owner who did not allow access to the unit will also have to pay separately to Honeywell to get his/her unit inspected, so the building is in compliance with the fire department requirements.

Moving to another subject, while it is understandable that owners might not always agree with all that goes on in the building, please rest assured that the board members who are all volunteers and who were elected by the community, they are all working on behalf of the community to solve existing problems in the best and most professional way. They rely on the professional advise from experts in the different fields. For example, last year as a result of a resident's complaint the city came out to the property and issued a violation in the pool deck area. Although the engineering firm that completed the 50-year recertification responded to the city trying to get the violation removed, their efforts were not successful and **we are expected to comply with the city demands on the pool deck structural citation.** Since then, we have been meeting with different engineering firms to talk about the best options to proceed. Hillman Engineering was hired to do the leg work, investigate the site, and prepare the necessary specs to get contractors to bid on the work needed. As the information is gathered, the

Board shares it in open meetings to avoid misinformation that is continuously circulating. Just a couple of days ago, we got this letter from Becker and I felt compelled to share it with you all, so you do not get misinformed.

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May 25, 2022

5825 Corinthian Condominium Association, Inc.
c/o Management Office
5825 Collins Avenue
Miami Beach, FL 33140

Re: Open Violations with City of Miami Beach

Dear Board:

Our records indicate you may have had open violation(s) with the City of Miami beach within the past year. Therefore, I am writing to follow up with you concerning open violations you may have with the City of Miami Beach. If you have already closed out all open violations, please disregard this letter. However, if you still have open violations, I wanted to make sure that you are moving forward with the corrective measures needed to close them out. **It is strongly recommended that you retain and consult an engineer to ensure that needed repairs are done properly and under appropriate supervision on your behalf. This requires the involvement of an engineer to inspect the property, develop specifications for needed repairs, and oversee the contractor performing the repairs to make sure the repairs are done in accordance with the plans.**

If you need legal assistance to help bring these matters into compliance or for representation before the Special Master, please don't hesitate to reach out to me.

Sincerely,



Michael C. Gongora
For the Firm

Finally, please be mindful of your neighbors. If while cooking you burn the food, please **DO NOT OPEN** the kitchen door or main entrance door to let the smoke go out of your unit and in the hallway. When you do this, the smoke detectors in the hallway will trigger the building's fire alarm and three floors will have the fire alarm ringing until we can verify there is no fire. It becomes an inconvenience for your neighbors and causes a lot of stress to some. In order to clear the smoke in your unit, all you need to open is your windows and sliding doors.

The janitorial and maintenance team this week completed the following projects:

- The 4th floor A/C lines were cleaned and the thermostat battery replaced.
- Both gym restroom air ducts have been cleaned and fans have been refurbished.
- The elevator exterior frames have been lightly sanded to remove any peeling paint.
- 2nd floor east pool deck door closure has been repaired.
- Roof door lock has been replaced.

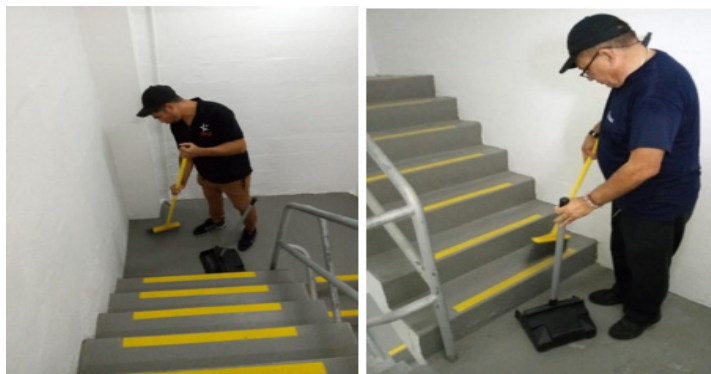


Manager (cont. from page 3)

- The management office paint job was continued.
- The elevator company was on site all week working in the modernization project.
- Repaired door closure for lobby main entrance double doors.
- South garage exit has been repainted.
- South exit door area was also repainted.
- All common area doors have been checked and lubricated.
- Pool pump cover was ordered.
- The pump replacement has also been ordered.
- Four main building water valves have been changed.
- Cleaning door frames and doors.
- Cleaning and painting the A/C closets.
- Attending all the vendors for the pool repairs, ADA lift inspection and maintenance, fire alarm, Raircon, GCs, etc.
- Cleaning all the staircases from the Penthouse floor to the ground level.
- Concrete restoration under unit 3C has been completed.
- Painting project of the Management office was completed.
- Gym walls were repaired and painted.
- Gym updated signs were placed on the walls.
- The south exit garage area was cleaned and painted.
- Water tests due to leaks reported have been completed in units (14E, 15E), (5G, 6G) and (10E,11E).
- Protective box with lock was installed on trash chute water pump controls to prevent accidents.
- Valet parking safe lock key has been replaced.
- P-trap was repaired on 14th floor laundry sink.
- Maintenance has provided assistance to Maverick elevators technicians and has inspected contractors working in the building throughout the week. Unfortunately, with the heavy equipment being transported, a tile on the ground level by the service elevator was damaged. A temporary patch has been placed until they complete moving all the heavy equipment.
- The ADA lift was inspected and passed the inspection. There was a delay in this inspection because there are no inspectors available.



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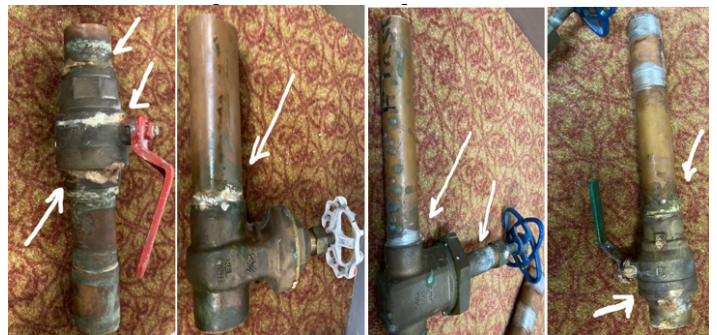
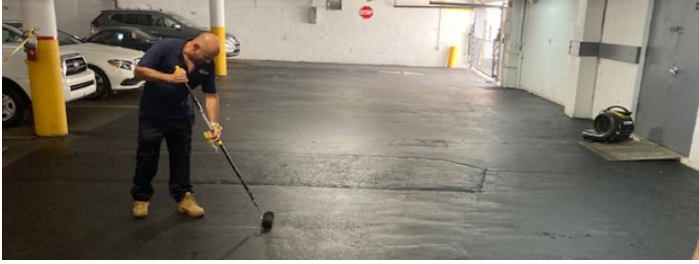
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Manager (cont. from page 4)



Continued on page 6

Manager (cont. from page 5)**WATER LEAKS THAT CAN BE AVOIDED**

In the last couple of weeks, we had various water leak reports and ceiling damages resulting from leaky toilets. Reason why I decided to put this material together as an informative piece for our residents and unit owners. Some owners argue with us about the expected lifespan of a wax ring they replaced and refuse to look into the existing problem, which evidently causes damages to the ceiling in the unit below. It is important to understand, sometimes wax rings can **dry out, crumble, and fail prematurely**. When that happens, they need to be replaced.

Water leaking out from around the base of the toilet is a sign that the wax ring has gone bad. The wax ring coming loose can be noticed by a toilet feeling unusually wobbly.



Your toilet's wax ring creates an airtight seal that prevents water and sewer gas from escaping. **When the thick wax ring goes bad, you need to replace it right away to prevent leaks and damages to your neighbor's ceiling. Knowing the signs of wax ring failure will help you be proactive:**

WATER AROUND THE TOILET BASE

The first sign of a bad toilet ring is water forming around the base of the toilet. To test that a bad seal is the problem, grab a couple of towels and wipe up the water. Go on with your day, checking periodically to see if the water has returned. If the floor is still dry, chances are that the water wasn't coming from the toilet's base. Maybe someone spilled water or water sloshed out from the shower or bathtub. However, if the water is back, call a plumber for further inspection.

BAD ODORS COMING FROM THE TOILET

If you have water at the base of the toilet and there is a bad odor in the bathroom, take this situation seriously. It's likely that what you are smelling is sewer gas that has made it past the wax ring. Don't mess around with this type of situation. Sewer gases are harmful. It is important to note that sometimes the bad smell exists even when there isn't any water around the base. Still, you should take this seriously and call a plumber to check out the situation.

CEILING OR FLOOR DAMAGE

Have you noticed mold or other signs of disrepair to the ceiling in the home where there is a bathroom directly above the damage? Sometimes, if a plumber caulked around the toilet during installation, water won't seep from the base when the wax ring goes bad. In cases like this, homeowners often notice damage to the ceiling or the flooring around the toilet. Just because you cannot see the water doesn't mean that it is not doing a lot of damage

NON WAX RELATED TOILET LEAKS

Sometimes a toilet leaks around the base and it has nothing to do with the wax ring. For example, sometimes the bolts that attach the toilet to the floor cause water to leak out from base. Tightening or replacing these bolts should solve the problem. Another issue that leads to water around the toilet base is a leaky supply line. The water pipe that runs from the back of the toilet to the wall might have come loose and needs to be fixed. It is also possible the pipe is corroded and has developed a small leak or the water trap under the concrete slab has a leak that will only show to the unit below and not inside the one with the problem. **Call a plumber right away, so you avoid having to pay for damages to the unit below.**

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