



5825 CORINTHIAN CONDOMINIUM

Volume 2 Issue 11

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

July 2022

5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue
Miami Beach, Florida 33140
GM@5825corinthian.com
FSRsouth.FSRconnect.com/
5825CorinthianCondo

ASSOCIATION OFFICERS

President..... Otoniel Izquierdo
TreasurerOzzy Riverol
Secretary..... Margarita Mestres
Director Rich Nichols
Director Darielys Llanes
Director Derrick Attard
Director Philippe Lamery

PROPERTY STAFF

Managed By: . First Service Residential
Manager Genovev Mendoza
Genovev.Mendoza@FSRresidential.com
Admin Asst ... Alejandro Hernandez
Alejandro.Hernandez@FSRresidential.com

IMPORTANT NUMBERS

Main 305-865-3506
Fax 305-865-3508
Front Desk..... 305-866-6666
24-hour Cust. Care .. 866-378-1099

OFFICE HOURS

Monday-Friday..... 9:00 AM - 5 PM
HolidaysCLOSED

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From the Property Manager

On behalf of Gonzalo and the entire team servicing the Corinthian, I want to thank everyone in the community, who was compassionate and generous with Gonzalo and his family. Losing a loved one is not easy, but having the support of people around us is a blessing.

A quick update on the elevators' modernization. Maverick is currently working non-stop on the passenger elevator. So far, they have installed the hoist machine, the cables, the controller, and currently setting the elevator on 3 wires. They will next install the fixtures and new doors. All the controllers and fixtures have been delivered to the property and are stored in the maintenance office with all the other parts. Due to the next phase of work as mentioned the new doors and fixtures, they cannot really give an approximate finish date because there are a lot of variables that go into this especially when removing the original vintage equipment. They have a dedicated team of mechanics working there who will do their best to gain efficiencies as they complete each floor.

The insurance has been renewed, but the building was inspected by the underwriter, who is requiring our compliance with their request withing 30 days. The underwriter gave an observation on the circular metals placed on the exterior of the balcony railings, which are decorative.



They have been listed as unsafe and posing a danger, for which they want us to hire a licensed contractor to remove them. I am diligently working on this, so we do not have any problems with the insurance coverage. Everyone in the community is also being made aware that **NO ONE should be allowed to CLIMB ON THE BALCONY RAILINGS, as the warning sign below.**

Continued on page 2

Manager (cont. from page 1)



**DO NOT CLIMB ON THE RAILINGS
IT CAN RESULT IN SERIOUS INJURY**

If you feel the pool water is too hot, please rest assured that the pool heater has been turned OFF weeks ago. Unfortunately, the extreme HEAT outside is the main reason why the water temperature seems to be high.

Finally, we had a surprise visit by the Fire Inspector to run the building inspection. This was not a surprise for the team, as we keep up to date on repairs and preventive maintenance to make sure the fire equipment is always operational and in good standing.



Miami Beach Fire Prevention Division Fire & Rescue
Standard Inspection
1701 Meridian Avenue, 2nd Floor
Miami Beach, FL 33139
Office (305) 673-7123
Fax (305) 673-1085

An inspection by the City of Miami Beach Fire Prevention Inspectors has revealed that your property is in violation of the following sections of the Florida Fire Prevention Code, which present a threat to the life safety and welfare of the building's occupants and citizens.

Occupant Name:	CORINTHIAN CONDO	Inspection Date:	6/27/2022
Address:	5825 Collins Avenue	Inspection Type:	Apartment, Fire Annual Inspection
City:	Miami Beach	Inspected By:	Jose Lazcano JoseLazcano@miamibeachfl.gov
Contacts:	-None-		

Congratulations! You have passed your inspection and no violations were found. If you have any questions, please call our office at (305) 673-7123. Thank you.

Ref: 44681

This month our janitorial and maintenance teams worked on the following projects:

- Cleaned all the laundry sinks.
- Cleaned all the laundry recycling tanks.
- Cleaned all the trash chute doors.
- All A/C thermostat batteries in the common areas have been replaced.
- The South exit door and area were cleaned and painted.
- The trash chute door on the 12th floor has been repaired. The door was having issues opening.
- The 2nd floor service door metal plate was repaired by replacing the missing

Continued on page 3



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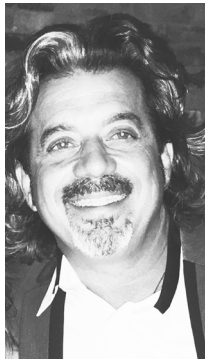


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Manager (cont. from page 2)

- screws.
- The televisions to serve as our electronic boards in the building have been installed in the mail room and on the 2nd floor elevators landing. We are still working in completing more slides with property specific information.
- The lights in the Fiesta room have been repaired.
- Elevator motor has been installed for the cabin that has been out of service.
- Best roofing discover the origin of the roof leak and it is from an exhaust fan, not the roof. The exhaust fan has been ordered to be replaced.
- Maverick elevator has already completed installing the base and has leveled the installation for the elevator machine. They will be out on Saturday morning for a few hours to remove the old and install the new control. More parts for the elevators have arrived.
- The fire pump batteries have been replaced.
- The fire pump and generator have been set on schedule for the “tune up” needed.
- Second floor parking deck clean up.
- Storage room floors were all repainted.
- The first floor garage entrance wall was cleaned and painted as needed.
- The exhaust fans room got the roof repainted.
- The lights sensor by the pool area was replaced, as it was not working properly.
- The A/C curtain sensor on the double doors was repair. This machine was not turning off because the switch was not making contact with the door.
- The upper deck gate closing sensor was damaged and is being replaced.
- The machine room doors closure was also repaired.
- The 5th floor laundry sink P-trap has been replaced.
- In preparation for hurricane season, the tree trimming was completed.
- The entrance double door closure has been repaired.
- Fire extinguisher and fire hose holders have been cleaned and painted in floors 2, Mezzanine, Ground floor and front desk area.
- Carpet has been cleaned in every hallway.
- Storage 1 got the A/C condenser has been cleaned and repaired.
- The A/C fan curtain switches have been replaced on both service doors.
- The 9th floor South exit door has been sealed to prevent the heat from entering the corridor.
- The North ground level door panic device has been replaced and the door security reconfigured.
- The broken tile by the service elevator first floor has been replaced. As cones were placed to prevent people from walking on the installed tiled, a couple of residents disregarded the cones and moved them to the side, stepped all over the newly installed tile creating additional work. In the future, if you see cones, yellow tape, or a sign, please respect the work being done, so we do not waste time and funds.
- Roof door handle has been replaced and door has been repainted.

Continued on page 4





PATRICKJAIMEZ PA

Mobile (786)-277-7355
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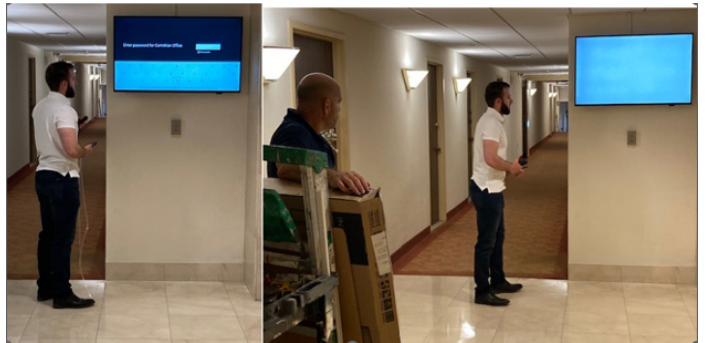
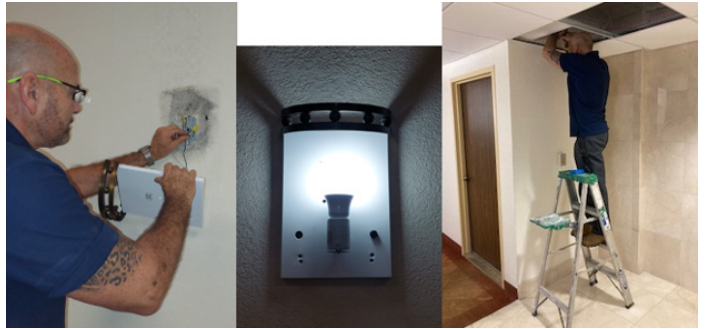
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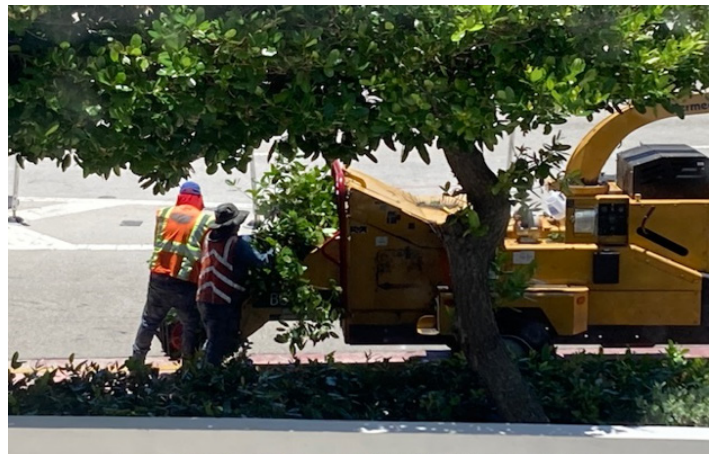
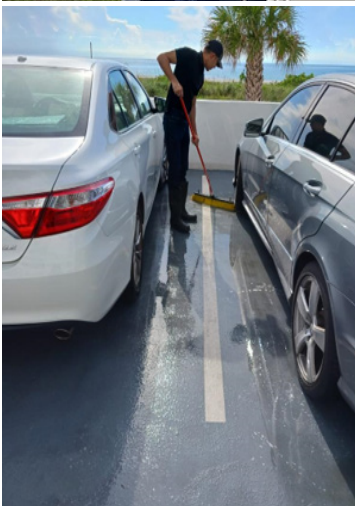
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Manager (cont. from page 3)



Continued on page 5

Manager (cont. from page 4)



Continued on page 6

Manager (cont. from page 5)



Continued on page 7

Manager (cont. from page 6)

reason, please be considerate with those who will use the machine after your use. I am sure you would not like to find the machines as shown below, so please do not leave them dirty for the next user. Your cooperation will be greatly appreciated.



REMINDERS

For your safety and security, please be aware that some type of “tik-tock” challenge is out there, where from a moving vehicle, they are shooting pellet guns to people walking their dogs or minding their own business on the sidewalks. As reported to the management office, one of our senior residents who was walking her dog was shoot several times around 8:30 pm and about three buildings south from us. Please be on the look for any suspicious vehicle approaching you and share the information with your acquaintances. It is my understanding that our resident is fine, but I’m pretty sure scared as I would be. The Miami Beach Police is aware and will be on the lookout for any suspicious vehicles.

The laundries are used by everyone on each floor and I constantly get complaints from people who find the laundry machines a complete mess. Although the janitorial team wipes clean the machines early morning, we do not count with the staff to do this after everyone’s use. For this



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