



**Grandview Condominium
5900 Condo Association, Inc.**
5900 Collins Avenue
Miami Beach, Florida 33140

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SUMMARY OF BOARD MEETING

In the Board meeting held on September 22nd, 2022, the most important item discussed was Senate Bill 4-D and how it will affect the Association.

Senate Bill 4-D came to pass due to the Champlain Towers collapse, focusing on building safety inspections. Here are the points of the bill on which the Board focused:



- Condominiums 25 years of age located within three miles of the coastline must have a “milestone inspection” before December 31st, 2024. The Grandview will turn 25 in 2023.
- Depending on the “milestone inspection” findings, a phase two inspection may be required depending on the amount of deterioration the engineer finds in phase one.
- The Architect/engineer who performed the inspection must submit a sealed copy of the inspection report and findings to the Association and the appropriate local building official.
- Repairs for substantial deterioration have to begin within 365 after the report.
- Unit owners and tenants will have the right to inspect the report.
- A Structural Integrity Reserve Study must be completed before December 31st, 2024, and every ten (10) years thereafter.
- A licensed engineer or architect must perform the Structural Integrity Reserve Study.
- The Structural Reserve study will state the remaining useful life of structural and non-structural components of the building. It will also identify the replacement costs and provide a recommended annual reserve amount.
- Effective December 31st, 2024, members may not vote to waive reserves, provide partial reserves, or use reserves for any purpose other than their intended purpose for the following items:

Board Meeting (cont. from page 1)

- o Roof
- o Load-bearing walls or other primary structural members
- o Floor
- o Foundation
- o Fireproofing and fire protection systems
- o Plumbing
- o Electrical systems
- o Waterproofing and exterior painting
- o Windows
- o Any other items requiring replacement/repair costs that exceed \$10,000 that will negatively affect the above items as determined by a licensed engineer/architect

Associations that fail to complete a structural reserve study or the mandatory Milestone Inspection will be in breach of the officers' and directors' fiduciary relationship to the unit owners.

In addition to the Senate Bill, the Board discussed how insurance and other projects, such as painting the building, correcting concrete spalling, etc., will affect 2023 and future budgets.

Should you have any questions in regards to the Senate Bill or any other item, please contact the management office via email at Ingrith.guerrero@fsresidential.com.



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INSTRUCTIONS FOR ENTERING THE BUILDING DURING FRONT DESK AREA RENOVATION

We are excited to announce that as of tomorrow, October 12th, 2022, the Association will begin phase 3 of the lobby renovation. This phase includes the front desk and valet area and will affect how our residents retrieve packages, greet guests, etc. Below you will find our plan during this phase:

- The front entrance and ramp will be closed.
- The front desk and offices will be temporarily relocated to the multi-function room.
- The valet attendant will be set up on the north side of the P2 level to guide guests, deliveries, contractors, etc., to the multi-function room utilizing elevators 5 & 6.
- Packages will be held in the multi-function room.
- Residents will have access to their USPS mailboxes.

- Residents in the south or center tower will have to go down to the P1 or P2 level and then back up to the lobby level utilizing elevators 5 or 6 to reach the multi-function room or USPS mailboxes.
- North tower residents will have to go down to the lobby level to reach the multi-function room or USPS mailboxes.
- Residents in the north tower will have to go down to the P1 or P2 level and then back up to the lobby level utilizing elevators 1-4 to access the gym or pool.
- South and Center tower residents will have to go down to the lobby to reach the gym or pool.
- If you have a guest arriving after 11 pm, when there is no valet, they will have to call the front desk for assistance. A sign containing the front desk’s phone number will be placed on the gate for their convenience.



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During this time, our staff will guide the residents as necessary and will be extra helpful with any of their needs. From your end, we ask that you please pick up packages within 24 hours of delivery. Unfortunately, the space in the multi-function room is minimal, and we will be unable to accommodate large packages or keep packages for a prolonged period.

This phase will be the most uncomfortable for our residents, and it is estimated to take approximately three (3) months due to all the custom millwork required.

We thank you for your patience and cooperation during this time. We will do our best to complete this section on time or ahead of time.

Thank you
Management



Nos complace anunciar que, a partir de mañana, 12 de octubre de 2022, la Asociación comenzará la fase 3 de la renovación del vestíbulo. Esta fase incluye la recepción y el área de valet y afectará la forma en que nuestros residentes recogen sus paquetes, reciben a los invitados, etc. A continuación, encontrará nuestro plan durante esta fase:

Pasa a la página 4

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La renovación del vestíbulo (de la página 3)

- La entrada principal y la rampa estarán cerradas.
- La recepción y las oficinas se trasladarán temporalmente a la sala de usos múltiples.
- El asistente de valet se instalará en el lado norte del nivel P2 para guiar a los invitados, las entregas, los contratistas, etc., a la sala de usos múltiples utilizando los ascensores 5 y 6.
- Los paquetes se llevarán a cabo en la sala de usos múltiples.
- Los residentes tendrán acceso a sus buzones de correo de USPS.
- Los residentes de la torre sur o central tendrán que bajar al nivel P1 o P2 y luego volver a subir al nivel del vestíbulo utilizando los ascensores 5 o 6 para llegar a la sala de usos múltiples o a los buzones de correo de USPS.
- Los residentes de la torre norte tendrán que bajar al nivel del vestíbulo para llegar a la sala de usos múltiples o/a los buzones de correo de USPS.
- Los residentes de la torre norte tendrán que bajar al nivel P1 o P2 y luego volver a subir al nivel del vestíbulo utilizando los ascensores 1-4 para acceder al gimnasio o la piscina.
- Los residentes de las torres Sur y Centro tendrán que bajar al vestíbulo para llegar al gimnasio o la piscina.

- Si tiene un invitado que llega después de las 11:00 p. m., cuando no haya servicio de valet, deberá llamar a la recepción para obtener ayuda. Se colocará un cartel con el número de teléfono de la recepción en el portón para su comodidad.

Durante este tiempo, nuestro personal guiará a los residentes según sea necesario. Por su parte, le pedimos que recoja los paquetes dentro de las 24 horas posteriores a la entrega. Desafortunadamente, el espacio en la sala de usos múltiples es mínimo y no podremos acomodar paquetes grandes ni guardar paquetes durante un período prolongado.

Esta fase será la más incómoda para nuestros residentes y se estima que tomará aproximadamente tres (3) meses debido a todo el trabajo de ebanistería requerido.

Le agradecemos su paciencia y cooperación durante este tiempo. Haremos todo lo posible para finalizar esta área en su debido tiempo o si es posible antes de la fecha programada.

Gracias.
Gerencia

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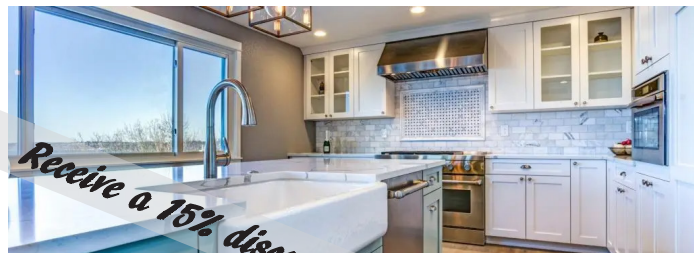
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