



Burleigh House

Monthly Newsletter

Volume 20 Issue 8

February 2023

BOARD MEMBERS

- President**..... Craig T. Trester
- Vice Pres.** Hans-Juergen Klemm
- Secretary**.....Elaine Litwin
- Treasurer** Raymond Kattoura
- Director** Andrea Romagna
- Director** Jim Oleksa
- Director** Greg Kaliman
- Director** Paul Thatcher
- Director** Goran Antic

- Manager** Mercy Alvarez, LCAM

OFFICE HOURS

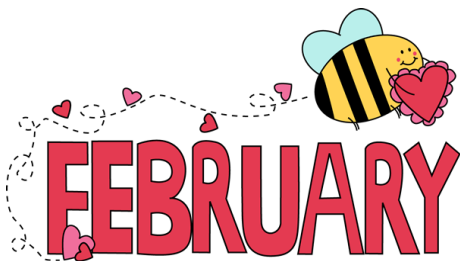
- Monday - Friday**..... 9:00 to 5:00
- Lunch 1:00-2:00 p.m.** Closed
- Wednesday**Closed to the Public
- Saturday & Sunday** Closed

IMPORTANT NUMBERS

- Office**.....(305) 866-7314
- Fax**(305) 866-8733
- Security**.....(305) 861-1869

BURLEIGH HOUSE

Condominium Assn. Inc.
 7135 Collins Avenue
 Miami Beach, FL 33141



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President's Message

I would like to thank the owners and residents of the Burleigh House for their continued patience during the long journey of our window installation, structural repairs, facade restoration and the reconstruction of our pool and pool deck. All of the windows in the residential areas have been installed, and after completing all of the structural repairs of the pool and deck we are on our way to applying the finishing items. We expect to remove the netting by late April and complete the West side of the residential tower by mid-year. We are pushing hard for a similar completion time of the pool deck, leaving allowance for the health department certification to open the pool.

The Board has been challenged by some owners as to the necessity of the extensive structural repairs performed and the manner in which the project has been managed. The Board has the fiduciary responsibility to the Association to repair and re-construct what is needed for the future survivability of the building and the duty to manage the project the in the best way possible given the available resources. The management of the project is a team effort of Board Members, our engineers, their inspectors with close collaboration of our contractors, their individual projects managers and their principals. The teams meet as a minimum bi-weekly to review the progress and to make the necessary decisions to keep the project moving forward given new conditions that arise as we continue to work on new areas. The team had been expanded to include an additional engineer and project manager at the commencement of the pool and pool deck project. All of the extensive additional structural repairs in all areas of the building are surveyed, inspected, measured and approved to completion before any payment is made to the contractor. This process also applies to the window installation as well for all waterproofing and paint processes. As we had reviewed in the past, we follow the standard practice of change order submission and pay application process from the contractor that is dictated by the American Institute of Architects. In addition, we continue to hold back 10% of the total approved invoices until the contracts are complete. Owners should not be concerned with any adverse comments from

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President (cont. from page 1)

some owners as we have a fully reconciled accounting of monies expended on the project. This process we follow was subject to; 1) a separate Audit in 2020 by the accounting firm GRC CPA as related to the project estimation costs, 2) by our prior treasurer, who was a financial comptroller, just prior to the assessment in 2021, 3) and our annual audits that are required by the Florida Statutes. I am certain the Board can resolve any cost concerns of any owners.

As I have been reporting in the Newsletter since Sept 2022 and at the subsequent board meetings, we are now in a position to make a more fully informed update to our project expenditure for the completion of the residential tower and pool deck phases. Since we now have completed the structural repairs on all the residential lines and the pool deck, we can now more accurately estimate the costs to completion. Throughout this project the cost over runs have been related to the amount of extraordinary and unknown structural restoration of slabs, columns and beams in every area of the building, their impact on the schedule and the additional associated costs for engineering inspections, staging and protection. However there has been no choice but to complete these important structural repairs and we have the

benefit of already having of a mobilized and permitted contractor and engineers on site at competitive rates negotiated years ago. The new Florida Statutes will require every building by 2024 to have a plan for funding and contracting their structural restorations and roofs and we are in a good position to be well on our way to completion compared to buildings that are just now trying to start this process. At the Board Meeting on Feb 22 we will present the cost projection to complete the tower and pool deck and will review options to further utilize the balance of our current financing.

In other news we welcome back Jose Rodriguez to our staff as manager

of maintenance. Jose as you may be aware was our Manager of Maintenance several years ago, before moving on and continuing to enhance his experience. He has been helping in our building over the past few months to resolve operational issues. He is very familiar with all of our Air conditioning, Mechanical and Electrical systems. Many of you know Jose as he over the years had performed many repairs to individual unit owner AC systems and as well he has performed many replacement and repairs to the buildings AC systems. I hope you feel as comfortable as I am knowing we will have Jose back and managing these duties. I would

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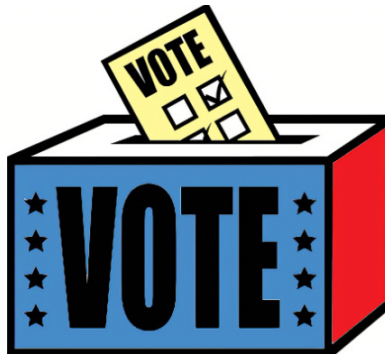
President (cont. from page 3)

like to thank again Ray Kattoura for taking on the position of treasurer on the Board, which has been open since the retirement from the board of our last treasurer. Actually, our by-laws do not require us to have a treasurer but only a President and Secretary. During this time, the function of treasurer has been dutifully performed by the collaboration of our accountant Gary Cohen, our bookkeeper Luz Arias and our property manager Mercy Alvarez with managing operating costs very close to plan and accounting properly for construction costs. I welcome the addition of Ray to this team.

On other project updates; 1) The 2 cooling tower pumps and their controllers have been delivered to our contractor last week and will be installed at the BH over the next few weeks, at which time we will have full capacity along with the completion of the full refurbishment of the cooling tower. This will allow us to use again

the AC system for the hallways and other areas of the building that we needed to turn off to provide cooling to the residential areas and the stores until these refurbishments could be completed. 2) Our Fire pump is on order and we have an expected delivery date on the beginning of April. 3) We are waiting for a correction to be made to the impellers in the 2 new domestic water pumps that had been received but could not be installed due to an error made by the factory when they were manufactured for us. We are expediting this remedy, but continue to operate on the water pump that was rebuilt several months ago.

I urge all owners to participate in the Board of Directors election on March 15th for the 3 positions up for election out of our total Board of 9 members. It is essential that every owner make this important choice to choose who they wish to represent them to direct the future of the Burleigh House. The Ballots and Envelopes have been mailed to all owners. Also, the owners who are on the Simply Voting system will soon receive the notice to vote electronically as well. I also want to point out that we still have the open Ballot to approve or disapprove the partial or full finding of the Reserve budget for 2023. I ask again that all owners participate in both of these important ballot measures. Owners who wish to be added to the Simply Voting system to vote on these and future items, please contact the office to complete an e-voting certificate to register for that service. Once you are setup with e-voting, your voting process is quick and easy, just a few clicks from your PC or smart phone for this election and all future voting.



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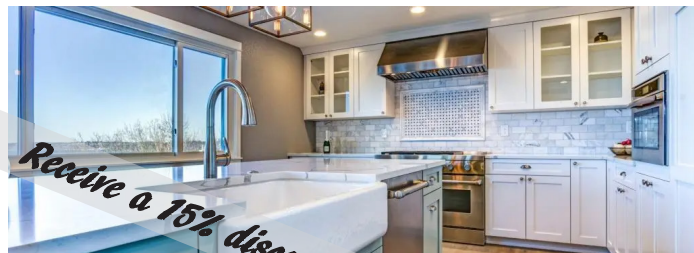
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