



5825 CORINTHIAN CONDOMINIUM

Volume 3 Issue 6

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

February 2023

5825 CORINTHIAN Condominium Assoc., Inc.

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5825CorinthianCondo

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FROM THE MANAGEMENT TEAM

Pool Umbrellas and Pool Deck:

As most of you know, the pool furniture is a little over a year old, but a few umbrellas have been sent out more than once for repairs on damages that can easily be prevented. Every time a pool umbrella is open, please have the courtesy to close it when you are done and ready to leave the pool deck. Damages or replacements to these items are paid by all unit owners, so please HELP US AVOID DAMAGES by closing the pool umbrellas. Also, as we inspected the property it was noticed that the SW corner of the pool deck had a large number of cigarette butts. To the residents who enjoy smoking in their balconies, please DO NOT DISCARD YOUR CIGARETTE BUTTS on the pool deck.



CONDO LIVING:

Living in a Condominium you share general expenses and ownership interest in the common areas which include exterior common areas, limited common areas, stairwells, and other community amenities. Condominiums with a front desk and access system controls provide a layer of security, which is beneficial to all residents but sometimes can be wrongly perceived as restrictive. One of the most common misunderstandings we have at 5825 Corinthian is the fact that all vendors entering the community to service your unit or deliver bulk purchases

Continued on page 2

Manager (cont. from page 1)

must check in at the front desk and provide the management office a Certificate of Insurance (COI) naming the building as a certificate holder. A COI is intended to prove a policy's status by providing quick access to its coverage details, **reduce risk exposure, and protect against third-party liability.** It is required by the building insurance carrier and for management to comply by verifying that there is coverage for any damage or injury that could occur on site while the vendor/service provider is on property. In the past we had a few incidents in the common areas, where if we would not have had the updated and valid COI for the vendor/contractor on property, the unit owners would be at a loss. In the past, our requirements have also protected a unit owner, whose vendor got injured inside his unit making the unit owner completely liable for the injuries. Please take this as a reminder for **when you schedule your vendor to come to the building, first ask them to submit to the management office a copy of their valid COI listing the Condominium Association as certificate holder prior their visit to avoid delays.** When in doubt, please give us a call. We are here to guide you in the process.

TRASH AND TRASH CHUTE:

While opening the trash chute door, when you pull it all the way down it might lock and stay open. If this happens to you, please **make sure to push it back to the close position.**

The air blowing through the shaft causes junk to blow out into the laundry areas. **Please also make sure your trash is bagged and secured tightly,** so the trash easily slides down the chute and does not leave waste behind on the walls. **LET'S AVOID UNPLEASANT EXPERIENCES AND REDUCE BLOW BACK AND ODORS FROM THE CHUTE INTO THE LAUNDRY ROOMS!**

ELEVATORS:

We continue to receive complaints about all the scratches on the new elevator frosted glass. If you have not realized yet, you should not be riding the passengers' elevator if you are using any beach buggies, strollers, or shopping carts. **HELP US PREVENT MORE DAMAGES and use the service elevator not only for these carts, but also to transport your ESAs.**

PLUMBING:

- Cracked pipes are among the leading causes of water damage in South Florida. Luckily, knowing the most

common causes of cracked pipes can help us identify and address problems quickly, avoiding more severe damages in the property. These are six of the primary culprits for cracked pipes in South Florida:

- **Weather:** Extreme temperatures can cause water pipes to expand and contract, resulting in cracking or bursting. Hot summer months in South Florida often result in bursts due to the intense heat and humidity.
- **Debris:** Construction and repair work can sometimes lead to waste and other materials entering your pipes. When water pressure builds up behind that material, it can cause the pipe to break and flood your home.
- **Corrosion:** **Corrosion** is a common problem for pipes in older properties. As pipes age, they corrode and can eventually crack.
- **Tree roots:** Tree roots often cause clogged pipes, but they can also cause cracks in your plumbing over time. The roots may eventually grow into the pipe and cause it to break.
- **Improperly sealed pipes:** When an unskilled person (unlicensed plumber) tries to install new pipes and fittings or fix a pipe issue, the inner pipe is not always correctly sealed. When this happens, water pressure builds up inside the pipe and eventually causes a crack or a break. This is why we require that you hire a licensed plumber when working in anything that has to do with plumbing, so you do not cause a water leak to your neighbors below your unit.
- **Water pressure:** Excess water pressure in your pipes can cause them to crack, leak, and burst. This is often caused by oversized plumbing, faulty pipe fittings that haven't been secured properly, or clogged lines.

Clogging the plumbing lines can be prevented. Remember that it is recommended by the water and sewer department that the **only things to be flushed down the toilet are the three Ps: Pee, Poop, and Puke.** It is also good to remind you now that when cooking and cleaning, **grease and dirt MUST NOT be dropped down the kitchen drain or toilets.** All you have to do is throw it in the trash following these steps:

- Allow the oil to cool
- Pour it into a container and close it
- Toss the container into the trash

Never pour hot oil or grease into your trash can or a bag. The container must be sealable, so the oil does not spill out. Empty jars or soap bottles are useful for this purpose and before washing the used pot or pan, always wipe it down

Continued on page 3

Manager (cont. from page 2)

with paper towel to remove all grease/oil still on it. **Please help us prevent unnecessary plumbing problems.**

PARKING GARAGE REPAIRS

The asphalt in the NW corner of the first-floor garage was repaired. We had some pot holes resulting from a faster deterioration on that area where we get the water that enters the property during high tides and king tides. Normally standing water is absorbed causing a faster deterioration to the asphalt. In our case, there is regular water presence right under the asphalt when we get high tides. The work was completed in the time the contractor said it was going to take and we sincerely thank everyone for cooperating with the temporary driving and parking arrangements.



Preventive maintenance is extremely important. It helps preserve the property and saves us funds in replacing things that could have last longer with the proper maintenance. This is what our janitorial and maintenance teams were working on this month:

- Repaired at the beach entrance all water connections and shower valves.
- Pressure cleaned the first-floor garage entrance.
- Pressure washed the NW portion of the second level parking deck.
- Cleaned all doors and frames on the staircases and hallways.
- Cleaned all the electrical rooms and corresponding doors.
- Cleaned all the A/C closets and corresponding doors.
- Repaired walls and holes around the property, and painted them.
- Painted both French doors in the lobby and the second floor
- Certain areas have been repainted which includes the front building entrance, ground floor entrance doors (North, East, South), Gym door, Billiard room door, Meeting room door, all three storage room doors, ground floor laundry room doors, 2nd floor service double door, 2nd floor east door, 2nd floor pool doors.
- Pest control has serviced the common areas and units in floors PH2-9.
- Outlets in the fiesta room have been repaired.
- Repairs have been made to the wall for the plumbing access pipe on the upper parking deck. Electrical box on the upper parking deck wall has been closed and sealed.
- Electrical pipes on the exterior wall for the upper deck lights have been repainted and treated for anti-corrosion.
- The laundry machines were moved to cleaned behind and under.
- The mechanism in all pool umbrellas has been lubricated.
- All laundry room door closers have been checked and adjusted.
- The 2nd floor door locks for the restrooms have been lubricated.
- All exhaust fans / covers and air conditioning stands for the

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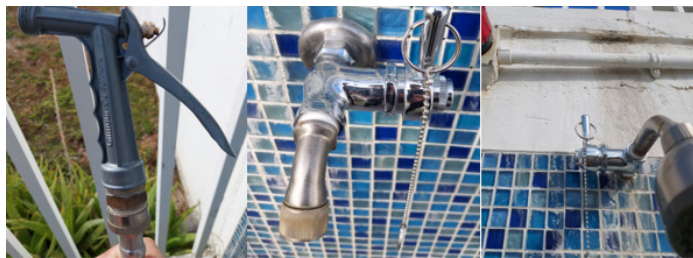

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Manager (cont. from page 3)

- compressors on the roof have been cleaned and painted.
- The service elevator cover on the roof was also cleaned and painted.
- Building second floor exterior walls repaired and painted.
- Garage entrance ramp as well as the NW portion where the paving repairs were done, both were pressured washed.
- Repaired the valet door closure.
- Repair the light fixture in the gym and replaced 20 light bulbs and 1 light fixture.
- East and South stairwell railings have been painted.
- Exit sign and light have been repaired in the garage east side.
- 8 ceiling tiles have been replaced in the mezzanine.
- Mezzanine walls have been repainted after the plumbing work started.



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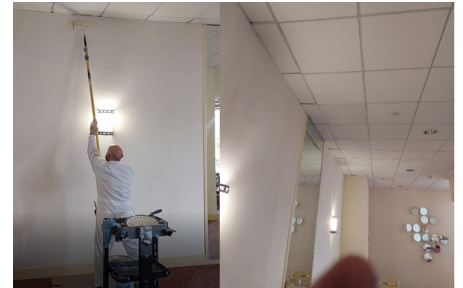
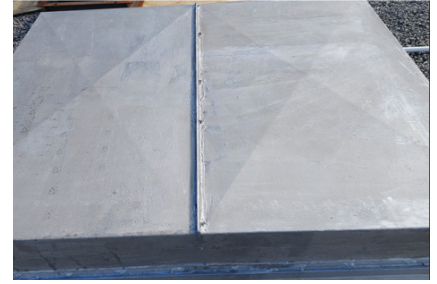
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Manager (cont. from page 4)



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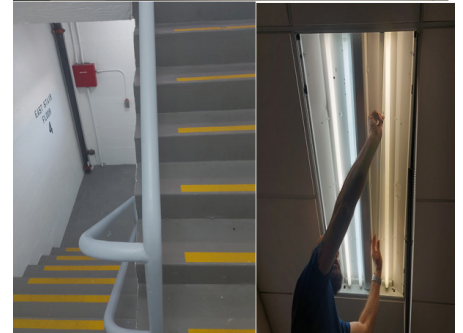
LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!



AIR CONDITIONER MAINTENANCE

Like so many mechanical systems in our homes, air conditioners always get used when we need them but are otherwise roundly ignored until there is a problem. That is when we call a service professional and start praying that the bill will not be too high. With air conditioners, neglecting routine maintenance leads to decreased efficiency (in other words, higher utility costs) and often, premature failure of expensive parts.

To prevent this, the rule of thumb is to have your central A/C system inspected once a year by a qualified technician. The checklist below itemizes what a routine air conditioner maintenance call should include. In addition to the annual service, it is important to check on a couple of things every month during the cooling season. This is something you can do yourself in just a few minutes.

ANNUAL AIR CONDITIONER MAINTENANCE CHECKLIST:

1. Clean the outdoor condenser coils and indoor evaporator units. The coil is made up of the refrigerant lines and surrounding radiator-like fins that line the outdoor A/C unit. The air handler is in the interior counterpart to the outdoor unit and has its own coil. Dirt and debris on the coils reduce efficiency and stress the system's mechanical parts.
2. Check the refrigerant level. An incorrect amount of refrigerant makes a compressor work too hard, reducing the efficiency and longevity of the system.
3. Inspect the drain pans and condensate drains. Drains must be unobstructed and clean to ensure excess moisture is not trapped in the unit.
4. Check outdoor fan motor and blades and indoor blower assembly. The fan on the outdoor unit pulls air in through the coil fins. The indoor blower is the fan unit (motor, fan wheel and housing) on your air handler. Older blowers may include a drive belt that should be inspected and adjusted or replaced as needed.
5. Check compressor and refrigerant tubing. If the refrigerant tubing is blocked or leaking, they will not deliver enough coolant to the compressor, which will cause the compressor to work harder, which will eventually cause the compressor to fail. (Same idea as #2 above.)
6. Lubricate moving parts (as applicable). Older A/C units often have ports on fan motors compressors and other parts for adding lubrication periodically. Newer models typically have sealed parts that do not need to be lubed.
7. Inspect all electrical controls, wiring and connections. All electrical components and hookups should be checked for soundness, wear, and damage.
8. Inspect and clean or replace air filters. A clogged filter restricts air flow to the system so that the motor runs without producing any results. Clean or change the filter, as necessary. Then continue inspecting the filter every month. Using a clean filter can reduce your air conditioning costs by as much as 15 percent.
9. Run a general system test. Your technician should turn on the A/C system to check operating functions such as the starting cycle and shut-off control, check for unusual noises or odors, and measure indoor/outdoor temperatures and system pressures as needed.
10. Check ductwork for leaks and other problems. A duct inspection is not needed every year and may not be included with a standard system checkup, but air leakage in ductwork is one of the main causes of inefficiency in forced-air A/C and heating systems. It is a good idea to have your ductwork assessed and sealed and/or insulated in problem areas, as needed.



Monthly Maintenance Now for a couple of things that you can do to help keep you're A/C in good shape while you're using it most: 1) Check the air handler filter each month, and replace it as soon as necessary. 2) Inspect the outdoor condenser unit and remove all debris from the sides and top of the unit. This ensures adequate airflow to the condenser coil.

Tips for Scheduling Service The best time to call a licensed HVAC service pro for an annual air conditioner maintenance checkup is in early spring. Also, some companies offer low-cost efficiency checkups, as well as service package plans that cover maintenance and repairs for a set monthly fee.

Condo Insurance Also Called HO-6 Insurance Policy

It is highly recommended that if you live in a condominium, you purchase a condo insurance policy. Depending on the level of coverage you prefer, you can purchase a condo insurance policy in Florida for either the actual cash value or replacement cost of your dwelling and property. A replacement cost policy is more expensive, as it pays to replace any damaged items up to your policy's limits without accounting for depreciation.

Condo insurance policies can be customized to your needs and risk profile, and most policies come with the following coverage options.

- **Dwelling coverage:** Your policy's dwelling coverage generally includes damage to all items that are permanently affixed within your condo but not covered under your association's policy. This can include elements such as your walls, flooring and countertops. Dwelling coverage can also cover any alterations or improvements you've made to the condo.
- **Personal property:** This provides coverage if your belongings are stolen or damaged, either while inside your condo or outside the premises. Personal property coverage includes a wide variety of items, including clothing, furniture, technology and other home furnishings.
- **Loss assessment:** Any damage to or within common areas is partly your responsibility as a condo owner. While the condo association should have an insurance policy, you may need to cover any costs that exceed its limits. By Florida law, your condo insurance policy must include at least \$2,000 of loss assessment coverage, which can be used to pay for losses that exceed your association's policy limits.
- **Personal liability:** If somebody files a lawsuit against you claiming injury or property damage, your personal liability coverage would help cover your defense costs and pay for damages. For example, if a friend slipped in your condo and fractured a bone, this coverage would provide protection in case your friend sues you. You can also typically purchase liability coverage for your pet in case they injure or bite someone. However, not every insurer will cover all pets, so ask about this when getting a quote.
- **Loss of use:** If your condo is damaged badly enough that you're unable to inhabit it for a period, loss of use coverage will help pay for lodging, food and other extra expenses you incur. The limit for this coverage may be a percentage of your personal property limit, so it's wise to confirm this detail when buying a policy.

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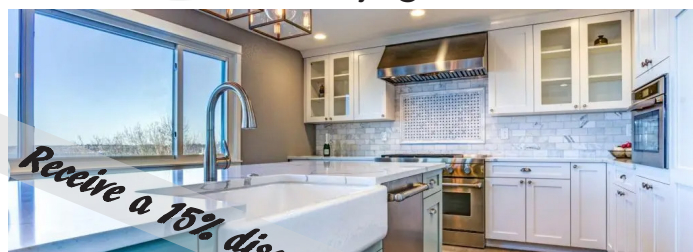
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