



Burleigh House

Monthly Newsletter

Volume 20 Issue 9

March 2023

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Director Jim Oleksa
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OFFICE HOURS

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

IMPORTANT NUMBERS

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BURLEIGH HOUSE

Condominium Assn. Inc.
 7135 Collins Avenue
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PRESIDENT'S MESSAGE

After the Feb 22nd Board meeting, several owners asked for a summary of the meeting which I will provide here in advance of the publication of the official minutes.

Residential Tower:

The west side netting has been removed and we expect to be able complete all of the west side final stucco, paint, waterproofing and railing installation by the end of June. As well, we are pushing hard to complete the remaining south side;



lines 24 and 26 for balcony waterproofing, some new wall repair details, the installation of the SE facing solarium windows and the completion of the NE Staircase Tower in the same timeframe. With these tasks complete we will have completed the exterior restoration of the residential areas of the tower. However, the SW and NW Fire Escape Towers will need to continue their structural restoration beginning in June since we are only allowed by the Fire Department to close one of the fire escapes at a time.

Pool Deck Project: All of the elements to complete the Pool and Pool deck are ready, including the 1) Pool Deck Coping, 2) Deck Tiles, 3) all pumps, Heaters, Filters and Chlorinators, 4) Deck Trellis, 5) the Railing tracks are completed with the Glass in manufacturing now and 6) the staircase is ready for delivery. The waterproofing and finishing of the pool continue now and a schedule was presented for the completion of all the pool and pool deck elements by the end of June. The details presented at the meeting will be published in the Board Meeting minutes.

Some owners asked about the raised flooring system for the pool deck that was approved by the Board in 2022. This system will provide for an

Continued on page 2

President (cont. from page 1)

efficient means for water to flow from the finished floor to the drains and scuppers off the deck subsurface. This system is also significantly lighter than a concrete topping layer and mortar attached tile and we estimate that it will be over 500 thousand pounds lighter across the entire deck surface. Long term this will reduce the stress and strain on the T Joist deck system that had been just repaired. Aesthetically we will achieve a perfectly flat plane deck, eliminating the complex sloping of a finished tile surface running to exposed drains. In addition, the elevated deck system can be locally and easily dis-assembled in order to make any future repairs without the use of jack-hammering concrete layers.

Garage: Approximately 80% of the interior structural repairs in the Garage for both the 1st and 2nd floors are completed and will continue until all the areas are repaired. This structural repair completion will be important to the building for future city and state code requirements. We will also need a special mobilization with the city in order to repair the exterior perimeter wall of the building.

Project Expenses: A summary of the costs of the project spend as of 02/22/2023 was presented and is included here

	Total Spent as of	
Vendor	02/22/2023	
Wind Ready Materials Contract	\$ 3,208,391.28	Contract Completed
Wind Ready Installation Contract	\$ 3,337,862.14	
Miami Curtian Wall	\$ 899,199.75	Architect and Building inspector for Window installation and Tower Restoration and Waterproofing and Paint
Other Vendors	\$ 352,780.15	Bengoa, Build.com, City parking permits, Electrician, Alarm Co repairs internal costs for replacing damaged walls under windows
Bunker Engineering	\$ 351,658.75	Structural Engineer and Inspection for Garage Restoration
GC Tower	\$ 4,532,033.52	Structural Restoration, Wateproofing and Paint on the Residential Tower
GC Garage	\$ 2,635,249.23	Structural Restoration on the Garage
GC Pool	\$ 867,913.63	Pool Deck Contract
City of Miami Beach	\$ 395,419.81	Permits, Asbestos testing
Bank Loan Fee	\$ 19,178.54	
2018 Audit Fee Allocation	\$ 18,079.47	2018 Buildng Remediation Assessment - closing of loan at \$6.5M - we over-borrowed by this amount
POOL Landscape Design Workshop	\$ 16,025.39	Landscape Architect
Pool Matrix Marine	\$ 118,250.00	Special Engineering and Fiber Wrapping of various structural elements in Garage
Pool Mitsuko	\$ 7,420.00	Permit Expediter fees
POOL Maestre Engineering	\$ 190,766.45	MEC Engineer for Pool and Pool Deck Project and Project Mangement
Misc Pool	\$ 75,866.30	Tucci/Elevation Survey/ Pool Deck Electrical, Coping Pool deck Testing
Pool Bunker	\$ 82,386.67	Structural Engineer and Inspection for Pool Box Columns and Beams
Expensed in 2017	\$ 25,958.00	Architect invoices from 2017 for initial Windows Plans and Bidding Package
Grand Total Project Spent	\$ 17,134,439.08	

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President (from page 2)

As the major focus for the residents is the completion of the Residential Tower and the Pool Deck, a projection of the cost to complete these areas by the end of June was made and is presented below. This includes the completion of the 1) Window and Door installation Contract, 2) Residential Tower Contract 3) Pool Deck Contract and 4) the Garage Repair expenses to date. We know however that the expenses for the Garage level structural repairs will have to continue in addition to those for the two remaining fire escape towers.

Projected Balance to Finish West Side and Pool	Contractor Retainage and		
	Balance to Finish	total Contract value to Date	
Wind Ready Installation Contract	\$ 534,404.00	\$ 3,827,346.00	to AIA Pay Application 42
GC tower	\$ 1,263,384.00	\$ 5,795,417.00	to AIA Pay Application 38
GC Garage	\$ 585,135.00	\$ 3,220,384.00	to AIA Pay Application 42
Pool Deck	\$ 1,618,032.00	\$ 2,485,945.00	to AiA Pay Application 11
Miami Curtian Wall to June 2023	\$ 105,000.00		
Scaffolding to June 2023	\$ 115,500.00		
Swing stages to June 2023	\$ 154,000.00		
Maestre to June 2023	\$ 24,000.00		
	\$ 21,533,894.08		

Due to the new Florida Statutes that will mandate that all buildings have a plan for structural restoration, 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. There is 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. We are in a good position to be well on our way to completion compared to other buildings that are just now trying to start this process in an already constrained construction market.

Continued on page 4

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President (cont. from page 3)

Project Financing: In regard to the 2021 \$10M Building Remediation Assessment, as of Feb 15 we have only drawn \$3.7 M against the total \$10M available for the loan, so we have sufficient funding to continue the building restoration to completion. Thanks to the over \$3M that unit owners have paid their 2021 Assessment in full, we have that amount of additional funding available to us from our current loan from the bank. We know we will exceed the total 2018 and 2021 Assessment amounts of \$20M and additional assessment will be necessary to realize this additional funding from our current loan. We have spoken to the bank and they will either allow us to extend the draw period of our existing loan an additional year past the current May 2023 conversion date, or hold the remaining available draw balance in a special account to continue the project. Either way the Board will need to decide the level of assessment needed, but this bank financing at 4.85 % for 15 years and the ability to offer this to our unit owners is a good deal in this current market.

Help available to Owners: MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT CONDOMINIUM SPECIAL ASSESSMENTS PROGRAM. This Program will assist owner occupied condominium homeowners with limited finances, to address special assessment requirements associated with rehabilitation/repairs as a result of applicable building integrity recertification requirements. See info in these links below

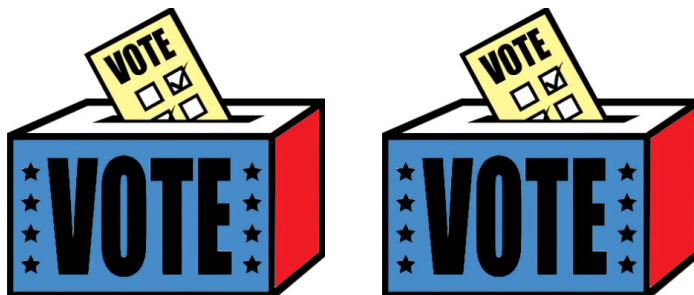
[Condo owners facing special assessments can apply for assistance \(miamidade.gov\)](https://www.miamidade.gov/condo-owners-facing-special-assessments-can-apply-for-assistance)

<https://www.cbsnews.com/miami/news/miami-dade-offering-condo-owners-assistance-if-hit-with-special-assessments-for-repairs/>

Insurance Update: Juan Cordoba, our Agent from USI brokerage explained the increase in our liability insurance and the Board did secure the necessary Liability and other umbrella coverage similar to prior years but unfortunately this year with a \$93.5K increase. Our large property insurance renewal is up in May and we expect another significant increase given the market conditions. We hope with that with the major completion of the restoration project close to

the time of our renewal this year, it will help us qualify for the State funded insurer, Citizens, as an additional option. Additionally, the Board has relationships with other Insurance Brokers and we will be seeking the best possible policy given the market and building conditions.

Hurricane Irma Update: Our lawsuit against the insurer from 2017 has been continuing for almost 5 years and I am scheduled again to participate in a deposition and mediation in May with a trial date in August in Federal Court. Our claim for the replacement of the windows and doors due to the damage sustained is approximately \$7M. Any proceeds from this claim settlement or judgement after fees and expenses can be used to offset the need for any additional assessments for the restoration of the building. We continue to work with our attorney on the completion of this case hoping for a positive outcome for the Burleigh House Association.

**Ballot Measures:**

1) We 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. If you need a Ballot please contact the office immediately.

2) We still also 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. For owners who wish to vote electronically using the Simply Voting system, 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 is an available option for you.

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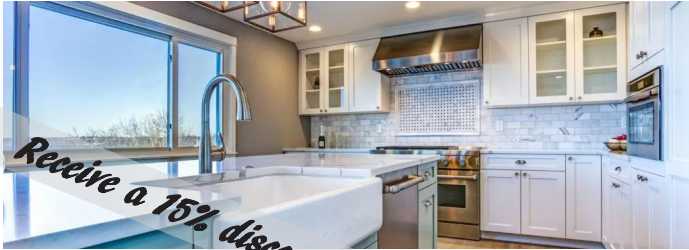
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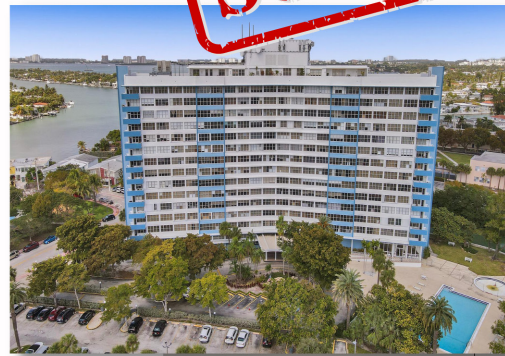
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