



5825 CORINTHIAN CONDOMINIUM

Volume 3 Issue 11

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

July 2023

5825 CORINTHIAN Condominium Assoc., Inc.

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

ASSOCIATION OFFICERS

President..... Otoniel Izquierdo
Treasurer Osvaldo Riverol
Secretary..... Rich Nichols
Director Derrick Attard
Director William Manso
Director John Vest
Director Maria Chirino

PROPERTY STAFF

Managed By: . First Service Residential
Manager Alex Comesana
Gm@5825corinthian.com
Admin Asst Claudia Aparicio
Admin@5825corinthian.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
Holidays CLOSED

DISCLAIMER: The 5825 Corinthian Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. 5825 Corinthian Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.

Management Report

ADMINISTRATIVE ASSISTANT WEEK SUMMARY ITEMS:

- Processed payments for fobs, decals, and valet stamps
- Checked mail for invoices and sent to be processed
- Collected and processed maintenance payments
- Sent out email blast to inform building on repairs
- Posted on calender upcoming deliveries
- Filed away processed fee receipts
- Contacted maintenance for water leaks

RECYCLING

Please rinse recyclables and do not place garbage in the recycling barrels.

Please be advised pizza boxes are recyclable; however, you must make sure that you have removed any food residue from the packaging before it hits the recycling bin. This prevents the food from contaminating other materials and is very important to keep in mind. ONLY empty boxes with no grease or food residue are acceptable to recycle.

Can I recycle my PIZZA BOX?



Please see an example of what is acceptable to recycle.

Thank you for your cooperation.

MEET THE STAFF



Alex Comesana
General Manager

HOUSEKEEPING TEAM:



Marbelis Zaldivar
Supervisor



Claudia Aparicio
Administrative Assistant

FRONT DESK - CONCIERGE:



Ramiro Aldecosea

VALET ATTENDANT:



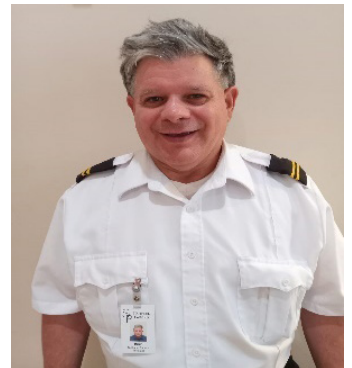
Francisco Flor



Brenda Flores



Fabio Arbelaez



Daniel Orpi

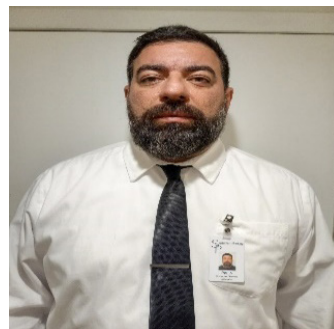
ENGINEERING:



Daniel Rizzi
Chief, Building Engineer



Orlando Parra



Paulo Fernandes



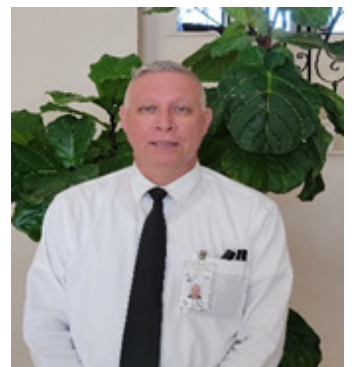
Farid Gonzalez



Antonio R Mata
Staff, Grounds Maintenance



Jorge Perez



Gonzalo Telaya
Valet/Front
Desk Manager

PEST CONTROL:

We have had several complaints of roach infestations. We have several units that do not want the monthly pest control service provided by the Association.

Please realize that bugs do travel, so it is necessary for all apartments to be treated to prevent a building wide infestation.

The Association provides a monthly pest control spray for all owners.

Thank you for your cooperation.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com



Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF BUYING OR SELLING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Buying or Selling your Home.

TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a **FREE**, no cost obligation, comprehensive market analysis of your property.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR
INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



GOT PROPERTY
DAMAGE?
GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Raini Bozack, License #P13624

“A man who stops advertising to save money is like a man who stops a clock to save time.” – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

COASTAL GROUP
PUBLICATIONS, INC.

305-981-3503 www.cgpnnewsletters.com

7441 Wayne Ave
PARKVIEW POINT - #15B



Call Now!
Rosa Jacquelin
(786) 239-1283

Love Where
You Live!

Video Tour: www.SignatureHomesOfMiami.com



MAINTENANCE ITEMS

Lobby A/C Unit - City Cool replaced run capacitor for fan 15mf 370v (outside unit).

Checked amps and replaced run capacitor 30mf 370v on wall exhaust fan to help in start-up. The outside a/c unit was cleaned by maintenance.



The 3rd floor laundry sink was unclogged.



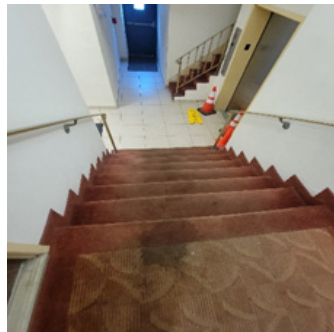
The 2nd floor carpet was cleaned. The rest of the floors to follow in the coming weeks.



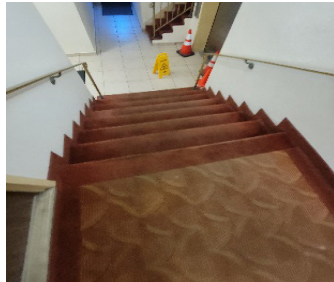
Before



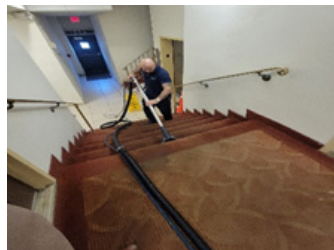
After



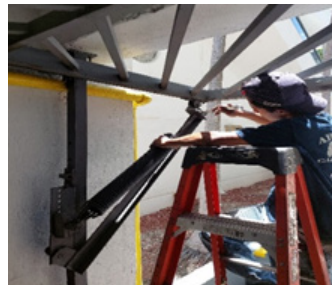
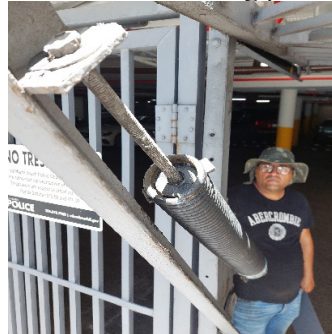
Before



After



Above All Garage Doors replaced the faulty garage exit door springs and lubricated all moving parts.



Before

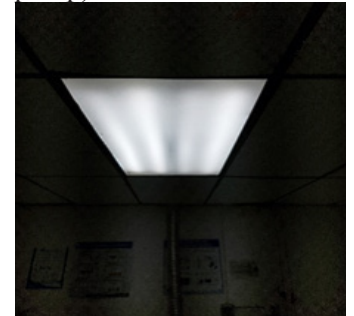


After

Maintenance replaced the faulty lights on the common areas with LED.



Garage (above the sump pump)



1st floor laundry

Maintenance repaired and reinstalled the restaurant exhaust fan metal cover.



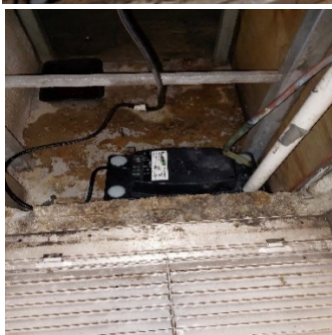
Maintenance Items (cont. from page 4)



The hallway entrance walls were repainted.

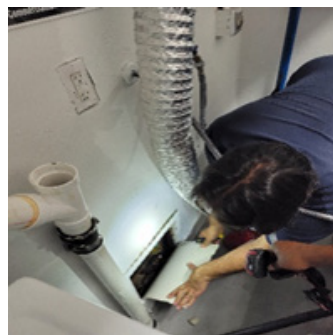


Maintenance cleaned the lobby a/c unit water pump.



Water Leak – A water leak was detected on Tuesday, June 20th, in the 4th floor laundry room ceiling near the trash chute. After further

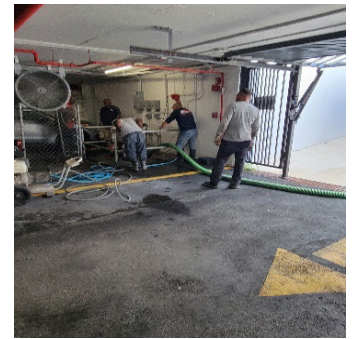
investigation, the leak was a broken laundry water pipe behind the washer’s wall on the 5th floor. Fixxt Plumbing repaired the pipe.



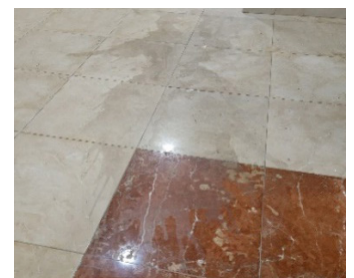
Ecolo Odor control cleaned the trash chutes on Tuesday, June 20th and found some doors closer and latch that need to be replaced and adjusted.



Fixed Plumbing cleaned the sump pump station at garage entrance on Wednesday, June 21st, and found the following problems and suggested repairs. Replacement of 1.5hp centrifugal sump (existing unit not working), re-pipe both 3” discharge lines for both pumps to be routed internally concealed in holding tank. Replacement of both 3” through tank discharge adapters due to corrosion and cracking inside tank.



Marble & Stone Doctor provided the half yearly maintenance on Thursday, June 29th. The marble floors in the main lobby and upstairs area were polished. They removed the stain in front of the elevators in the lobby.



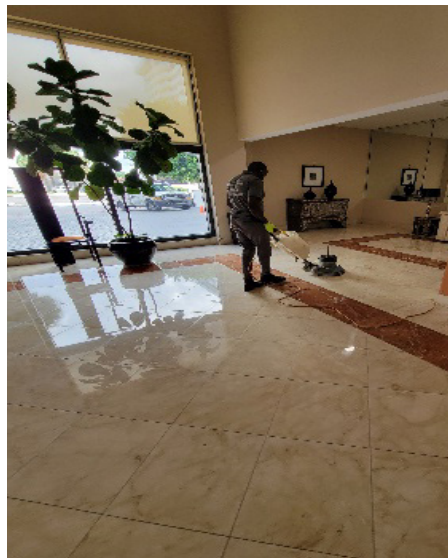
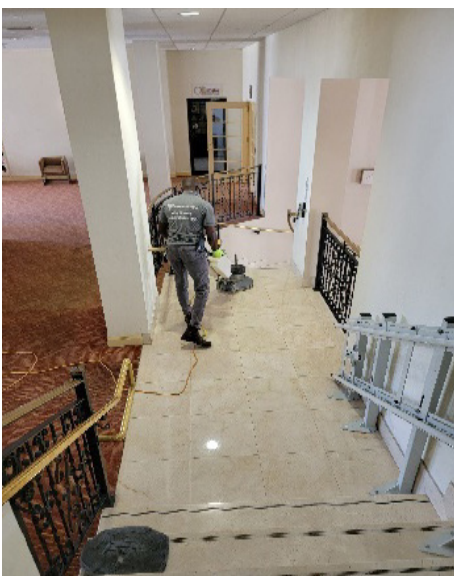
Maintenance Items
(cont. from page 5)



Before (stain)



After



Above All Garage Doors repaired the garage entrance door. They installed a new pin on the spring arm assembly.



Before



After



MONTHLY SAFETY MEETING

The FSR associates got together for the monthly safety meeting for the month of July, which was held in both English and Spanish. **See flyers in English and Spanish attached.**

Safety Topic | July 2023 

Ladder Safety



Ladders consistently represent one of the top reasons for injuries at FirstService Residential. The most common reasons for ladder injuries include failure to use the appropriate ladder for a specific job and failure to use the ladder in the appropriate way.

According to OSHA, the most common ladder hazards include:
 Improper set-up • Ladders improperly secured
 Standing on the top two rungs / steps of a ladder • Overreaching while on the ladder

Before using a ladder, review the following guidelines:

- Consider the maximum capacity of the ladder (can be found in the manufacturer instructions).
- Verify that the ladder meets the needed height requirements for the job.
- Inspect the condition of the ladder for signs of wear and tear.
- Always face the ladder when climbing or descending; avoid leaning or stretching. Always have a ladder buddy nearby.
- Keep the body inside the side rails and always maintain 3-points of contact on the ladder (two hands and a foot, or two feet and a hand) when climbing/descending a ladder.
- Use caution when climbing up or down; never skip a rung or step.
- Ladders should be used on a stable surface; avoid tipping the ladder over sideways or causing the ladder base to slide out.
- Carry tools in a tool belt or raise tools up using a hand line. Never carry tools in your hands while climbing up/down a ladder.
- Always follow the use and care manufacturer instructions.

Life, simplified.

Tema de Seguridad | Julio de 2023 

Seguridad con las escaleras




Las escaleras representan consistentemente una de las razones principales de lesiones en FirstService Residential. Las razones más comunes para las lesiones por escaleras incluyen no usar la escalera apropiada para un trabajo específico y no usar la escalera en la forma apropiada.

De acuerdo con la OSHA, los riesgos más comunes con escaleras incluyen:
 Instalación inadecuada • Escaleras aseguradas inadecuadamente
 Pararse en los dos peldaños / escalones superiores de una escalera
 Estirarse demasiado mientras está en la escalera

Antes de utilizar una escalera, revise los siguientes lineamientos:

- Tenga en cuenta la capacidad máxima de la escalera (se puede encontrar en las instrucciones del fabricante).
- Verifique que la escalera cumpla con los requisitos de altura necesarios para el trabajo.
- Inspeccione la condición de la escalera para ver si hay señales de desgaste por el uso.
- Tenga siempre de frente la escalera cuando suba o baje; evite apoyarse o estirarse. Siempre tenga cerca un ayudante para escalera (ladder buddy).
- Mantenga el cuerpo dentro de los barandales laterales y siempre mantenga 3 puntos de contacto en la escalera (dos manos y un pie, o dos pies y una mano) al subir / bajar una escalera.
- Tenga cuidado al subir o bajar; nunca se salte un peldaño o escalón.
- Las escaleras deben usarse sobre una superficie estable; evite inclinar la escalera hacia uno de los lados o provocar que la base de la escalera se deslice.
- Lleve las herramientas en un cinturón para herramientas o suba las herramientas usando una línea de mano. Nunca lleve las herramientas en sus manos mientras sube / baja una escalera.
- Siga siempre las instrucciones del fabricante para el uso y cuidado de la escalera.

Life, simplified.

Safety Topic | July 2023 

Ladder Safety

When using a ladder, never:

- Place a ladder on boxes, barrels, or unstable bases or surface.
- Use a ladder on soft ground or unstable footing.
- Exceed the ladder's maximum load rating.
- Tie two ladders together to make them longer.
- Ignore nearby overhead power lines.
- Move or shift a ladder with a person or equipment on the ladder.
- Lean out beyond the ladder's side rails.
- Use an extension ladder horizontally like a platform.


OSHA guidelines for proper ladder placement:

- Extension ladders should be used at a 4 to 1 pitch (1.2 to .3 m).
- For every 4 ft. (1.2 m) in height, the bottom of the ladder should be 1 ft. (.3 m) away from the structure.

Team discussion:
 What ladders are currently being used at your location?
 Has everyone been properly trained to use each ladder?
 What are the current inspection practices to ensure the ladders are in good condition?

Safety Meeting Date & Associate Signatures:

Life, simplified.

Tema de Seguridad | Julio de 2023 

Seguridad con las escaleras

Cuando use una escalera, nunca:

- Coloque la escalera sobre cajas, barriles o bases o superficies inestables.
- Use una escalera sobre un terreno blando o una base inestable.
- Supere la capacidad de carga máxima de la escalera.
- Amarre dos escaleras juntas para hacerla más larga.
- Ignore el cableado eléctrico elevado a su alrededor.
- Mueva o cambie una escalera con una persona o equipo en la escalera.
- Se incline más allá de los barandales laterales de la escalera.
- Use horizontalmente una escalera de extensión como plataforma.

Guías de la OSHA para la colocación apropiada de escaleras:


- Las escaleras de extensión deben usarse a una inclinación de 4 a 1 (1.2 a .3 m).
- Por cada 4 ft. (1.2 m) de altura, la parte inferior de la escalera debe estar a 1 ft. (.3 m) alejada de la estructura.

Discusión en equipo:
 ¿Qué escaleras se usan actualmente en su localidad?
 ¿Han recibido todos capacitación apropiada para usar cada escalera?
 ¿Cuáles son las prácticas de inspección actuales para garantizar que las escaleras estén en buenas condiciones?

Fecha de la reunión de seguridad y firmas de los asociados:

Life, simplified.

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
New Patient Special \$79
 (D0210, D0150, D110)

9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626

4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444

dredyaguerradds@gmail.com
www.dentistsurfside.com



M. KOTLER
 REAL ESTATE

Buying, selling or renting real estate?
Let's chat.

Contact me today!



ERIC BROAD
 Broker
 305-318-2385
ejbroad@gmail.com
www.mkotler.com

9585 Harding Ave.
 Surfside, FL 33154



Scan me!

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing in condo & apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
 Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

15% Off

any remodeling job!

10% OFF Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 8/31/2023