



5825 CORINTHIAN CONDOMINIUM

Volume 3 Issue 10

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

June 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..... Margarita Mestres
Director Derrick Attard
Director William Manso
Director John Vest
Director Maria Chirino

PROPERTY STAFF

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Manager Alex Comesana
Gm@5825corinthian.com
Admin Asst Andrew Sherman Jr
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
HolidaysCLOSED

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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 calendar upcoming deliveries.
- Filed away processed fee receipts.
- Contacted maintenance for water leaks.
- Worked on the 2023/2024 annual operating budget & reserves.

Proposed 2023/2024 Budget Package

Dear 5825 Corinthian Owner:

The proposed 2023/2024 Budget package was mailed to the owners on Wednesday, June 14, 2023. As the material will show, we are recommending an annualized increase of **0%** for the 2023/2024 fiscal year maintenance assessments. While the insurance premium shows a decrease of 20.5% year-over-year, you will see that the Reserves had an increase of 28.9% as per the Reserve Study.

This package includes:

- Proposed 2023/2024 budget and reserve schedule
- Budget meeting notice and agenda

The Budget Adoption Meeting for the 2023/2024 operating and reserve budget is scheduled for Thursday, June 29, 2023, at 7:00pm. At the upcoming meeting scheduled to review and approve the Budget we will be pleased to answer any questions you may have on the subject.

Have a Happy and Safe Independence Day

The Management Office will be closed on
Tuesday, July 4, 2023, in observance of
Independence Day.

WE WILL BE CLOSED
JULY 4th

Notice of Special Board of Directors - Budget Meeting

Notice is hereby given, pursuant to the provisions of the by-laws of the Association and Florida Statutes 718.112; of Florida Condominium Act that a budget meeting of Board of Directors of the Association will take place in the Corinthian Room and via zoom on:

Thursday, June 29, 2023, at 7:00 p.m. Eastern Time (US and Canada)

Join ZOOM Meeting: <https://us06web.zoom.us/j/89511543336?pwd=cWlvaGNhWGhzS2YzclRNK2loSTRtdz09>

Meeting ID: 895 1154 3336 | Passcode: 148986

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The purpose of this meeting is for the Board of Directors to consider and approve the Operating Budget for the year 2023-2024 for 5825 Corinthian Condominium Association, Inc. The agenda of the meeting is listed below. All Association members are welcome to attend this meeting.

MEETING AGENDA

- Calling Meeting to Order
- Roll Call and Establish Quorum
- Affidavit of due notice of meeting
- Reading and disposal of the minutes for the last meetings.
- Consideration to approve and adopt the proposed 2023-2024 Operating Budget
- Adjournment

Aviso de reunión especial de la junta directiva - para el presupuesto

Se da aviso por la presente, de conformidad con las disposiciones de los estatutos de la Asociación y las Estatutas de Florida 718.112; de Florida Condominium Act que se llevará a cabo una reunión de la Junta Directiva para aprobar el presupuesto de la Asociación en el Corinthian Room y en ZOOM el día:

Jueves, 29 de Junio 2023 a las 7:00 p.m. Tiempo del Este (US y Canada)

via reunion ZOOM: <https://us06web.zoom.us/j/89511543336?pwd=cWlvaGNhWGhzS2YzclRNK2loSTRtdz09>

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El propósito de esta reunión es el de considerar y aprobar el Presupuesto Operativo para el año 2023-2024 del 5825 Corinthian Condominium Association, Inc. La agenda de la reunión se detalla a continuación. Todos los miembros de la Asociación son bienvenidos a esta reunión.

AGENDA DE LA REUNIÓN

- Llamando a la reunión al orden
- Establecer el quórum
- Declaración jurada de la debida notificación de la reunion
- Lectura y disposicion de los minutos de la ultima reunion.
- **Consideración para aprobar el Presupuesto Operativo 2023-2024 propuesto por la Junta Directiva**
- Conclusion





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2023 Hurricane Season Preparation Guide



Hurricane season started, June 1, 2023, and ends November 30, 2023. It is crucial to prepare if the worst should happen. The Management team has been organizing and equipping on-site personnel with resources and setting up protocols for efficiency. We encourage all residents to do the same; learn about hurricanes, how to prepare, and what to do before, during, and after a hurricane.

We will send tropics alerts, periodic storm updates, and links throughout the season to guide the community.

La temporada de huracanes comenzó el 1 de junio de 2023, y finaliza el 30 de noviembre de 2023. Es fundamental prepararse en caso de que suceda lo peor. El equipo de Dirección ha ido organizando y dotando de recursos al personal de obra y estableciendo protocolos de eficiencia. Alentamos a todos los residentes a hacer lo mismo; Aprenda sobre los huracanes, cómo prepararse y qué hacer antes, durante y después de un huracán.

Enviaremos alertas de trópicos, actualizaciones periódicas de tormentas y enlaces a lo largo de la temporada para guiar a la comunidad.

Water Leaks

It seems the most common leak in the building is related to the toilet wax ring being faulty. **The unit owners should consider replacement of old wax seal and tank water supply lines as preventative maintenance.**

Plumbing fixtures, such as a toilet, are improvements to a condominium. In other words, toilets are contained within the air space of the unit, are part of the unit, and are owned by the owner of the condominium. Accordingly, the owner, not the association, is responsible for maintaining their toilets.

Signs that indicate a Failing Wax Ring:

- Visible standing water on the floor around the base of your toilet.
- Water damage or visible mold on the floor surrounding your toilet.
- Presence of a stinky odor in your bathroom (especially near the base of your toilet).
- Water stains on the ceiling of the floor below your toilet.
- A toilet that wobbles or rocks back and forth when you sit on it.





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Maintenance Items

P10 Hallway – 22 ceiling tiles and 3 air vents were replaced.

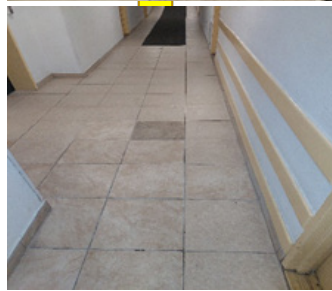
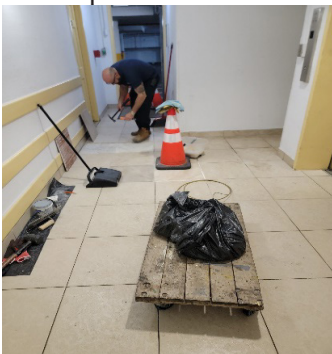


Before



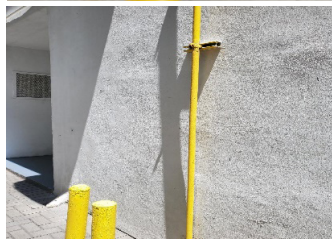
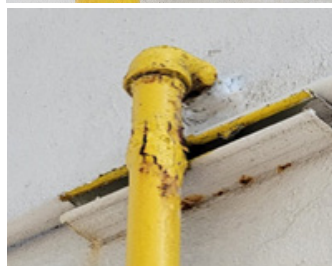
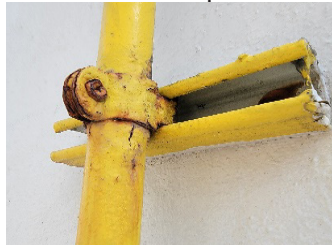
After

Lobby – The broken tiles in front of the service elevator were replaced.



After

The gas pipe located on the south side of the building was cleaned and painted.



The gas line connected to the meter was cleaned and painted.



Before



After

Maintenance cleaned the fire hydrant wall in front of the property.



Before



After

PH2 - Common area ceiling grid was cleaned and painted.



Before

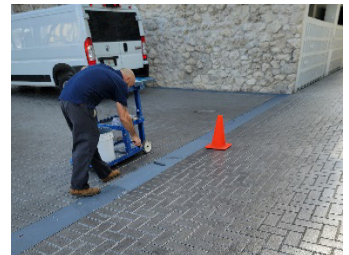


After

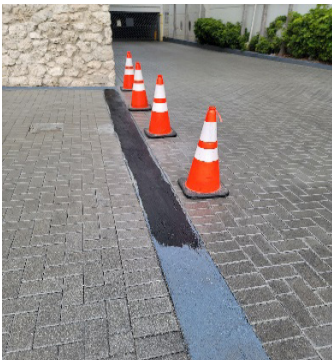
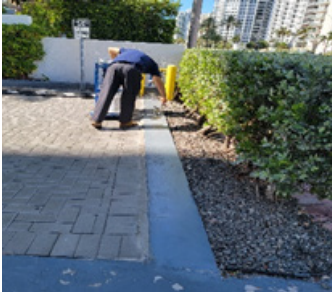
Maintenance painted the concrete surrounding the driveway pavers.



Before



Maintenance Items (cont. from page 4)



The lobby door closer was replaced.



Before



After

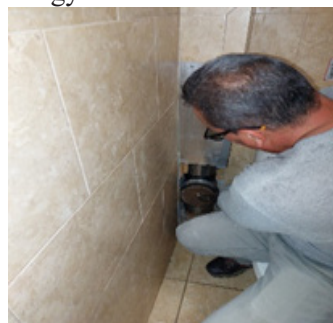


Common Areas

Maintenance cleaned the drain lines of the 11th and 15th floor a/c units. The lines were clogged.



Castellon Plumbing unclogged the main line of the gym bathroom.



Gym bathroom

City Cool replaced the storage a/c unit compressor. They installed a new filter dryer and run capacitor.

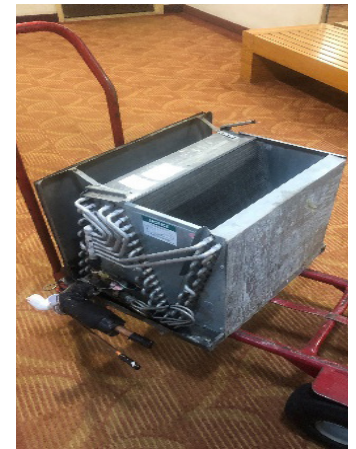


old compressor



new compressor

City Cool cleaned the coil and provided maintenance to the 5th floor common area a/c unit. The unit was not working properly.



Before



After

Maintenance Items
(cont. from page 5)

Paradise Plant replaced the plants in front of the elevator on the 1st floor.



Before



After

BUILDING INSPECTION

The FirstService Residential Quality Assurance was performed on Tuesday, May 25, 2023. The 200+ point inspection in which each point is scored on a “good, fair, or poor” basis. Not all points will apply to each association, accordingly the scoring criteria is adjusted for each association to account for only the applicable line items. Each of the points are compiled to convert the observations into a 5.0 scale, where a 5.0 score is a building in perfect condition from top to bottom, inside and out. In addition to the score, notes, and recommendations; pictures are provided with the report to substantiate the score, identify areas of need, and highlight areas in pristine condition.

The Corinthian, 5825 Collins Ave. Miami Beach, FL 33140 has scored an overall 4.878 out of 5 (97.56%) among 311 items. The breakdown of the overall safety score is 4.825 out of 5 (96.49%) among 77 safety items.

The report is available on the website and in the Management office.

The FSR associates got together for the monthly safety meeting for the month of June, which was held in both English and Spanish.

See flyers in English and Spanish attached.

SAFETY TOPIC

JUNE 2023

PERSONAL PROTECTIVE EQUIPMENT

One of the most frequent causes of workers compensation incidents within our organization is failure to use personal protective equipment (PPE).

TEMA DE SEGURIDAD

JUNIO DE 2023

EQUIPO DE PROTECCIÓN PERSONAL

Una de causas más frecuentes de incidentes de compensación para trabajadores dentro de nuestra organización es la no utilización de equipo de protección personal (EPP).

Many of our associates have been injured because they did not use the required hand, eye, face or foot protection. When you are preparing to perform your job tasks, stop to think through the safest way to complete the task and what PPE may be required to protect you from hazards. All personal protective equipment should be inspected regularly and should be properly maintained. It should fit comfortably. If the PPE does not fit properly, it can make the difference between being safely covered or dangerously exposed. Associates should be trained on the following key points:

- » When the use of PPE is necessary (which job tasks require which equipment)
- » What kind is necessary for each task
- » How to properly put it on, adjust, wear, and take it off
- » The limitations of the equipment and how to stay protected
- » Proper care, maintenance, useful life, and disposal of the equipment

Muchos de nuestros asociados se han lesionado debido a que no usaron la protección de manos, ojos, cara o pies requerida. Cuando se prepare para realizar sus tareas diarias, deténgase a considerar muy bien la manera más segura de completar la tarea y cuál EPP puede requerir para protegerse contra riesgos. Todo el equipo de protección personal debe ser inspeccionado con regularidad y debe dársele mantenimiento apropiadamente. Este debe encajar cómodamente. Si el EPP no encaja apropiadamente, esto puede marcar la diferencia entre estar cubierto con seguridad o expuesto peligrosamente. Los asociados deben recibir capacitación sobre los siguientes puntos claves:

- » Cuándo es necesario el uso de EPP (cuáles tareas requieren cuál equipo)
- » Qué tipo de equipo es necesario para cada tarea
- » Cómo ponerse, ajustárselo, usarlo y quitárselo apropiadamente
- » Las limitaciones del equipo y cómo mantenerse protegido
- » Cuidado, mantenimiento, vida útil y desecho apropiado del equipo

SAFETY TOPIC

JUNE 2023

PERSONAL PROTECTIVE EQUIPMENT

By properly maintaining and using required PPE, we can:

- » Prevent unnecessary injuries
- » Prevent excessive chemical exposure
- » Help to prevent the spread of germs

PPE includes (but is not limited to):

- » Face and eye protection (goggles, glasses, and face shields)
- » Skin and body protection (head protection, safety / reflective vests, suits)
- » Foot and hand protection (slip or skid resistant footwear)
- » Fall protection (safety harnesses and lanyards)

Group discussion:

Step 1. With your team review the job tasks that are being performed.

Step 2. Discuss the potential hazards that may exist for each task identified.

Step 3. Identify sources of hazards that exist in your workplace / workspace.

Step 4. Determine which types of PPE would be appropriate to control or eliminate the identified hazards.

TEMA DE SEGURIDAD

JUNIO DE 2023

EQUIPO DE PROTECCIÓN PERSONAL

Al mantener y usar apropiadamente el EPP requerido, podemos:

- » Evitar lesiones innecesarias
- » Evitar la exposición excesiva a productos químicos
- » Ayudar a evitar la propagación de gérmenes

El EPP incluye (pero no se limita a):

- » Protección de la cara y los ojos (gafas de seguridad, anteojos y caretas)
- » Protección de la piel y el cuerpo (protección para la cabeza, chalecos de seguridad / reflectivos, trajes)
- » Protección de los pies y las manos (calzado resistente a resbalones o patinazos)
- » Protección contra caídas (arneses y amarres de seguridad)

Discusión grupal:

Paso 1. Con su equipo, revise las tareas que se están realizando.

Paso 2. Converse sobre los riesgos potenciales que podrían existir para cada tarea identificada.

Paso 3. Identifique fuentes de riesgos que existan en su lugar / espacio de trabajo.

Paso 4. Determine cuáles tipos de EPP serían apropiados para controlar o eliminar los riesgos identificados.

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- V. Taporowski, Hear Again America patient

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