



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 1

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

September 2023

5825 CORINTHIAN Condominium Assoc., Inc.

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Miami Beach, Florida 33140
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FSRsouth.FSRconnect.com/
5825CorinthianCondo

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

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Manager Alex Comesana
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Admin@5825corinthian.com

IMPORTANT NUMBERS

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24-hour Cust. Care .. 866-378-1099

OFFICE HOURS

Monday-Friday..... 9:00 AM - 5 PM
Holidays CLOSED

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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

Reminder

Pest Control & Unit Access:

Pest control services for the units are performed twice a month (Excluding Holidays). On the 1st Wednesday of the month are units PH2 – 9th floor. The 3rd Wednesday of the month are units from the 8th floor – 2nd floor. If you do not want a pest control service for a particular month, please inform the Management Office prior to the service.

3.9 Animals

3.9.1 All pet animals are strictly prohibited from the premises of 5825 Corinthian Condominium.

3.9.2 All residents are to advise their guests and visitors not to bring animals on the grounds of 5825 Corinthian Condominium.

3.9.3 All Emotional Support Animals must be properly registered and approved by management before they are brought in the building.

3.9.4 All animals must be transported only in the service elevator.

3.9.5 No animals must be walked in/out by the building main lobby or mezzanine. There are five (5) other building entrances/exits and three (3) walking gates to be used.

3.9.6 Animals must not be left alone and causing a nuisance to the other residents in the building. If a noise nuisance is reported due to an animal, the local authorities will be contacted.

3.9.7 If an animal accidentally urinates or defecates in a common area, it is the handler's responsibility to immediately clean it up or a fine in the amount of \$250.00 will be applied.

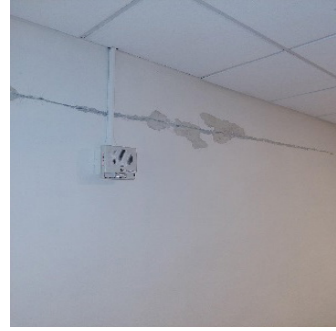
MAINTENANCE ITEMS:

Elevator Modernization:

Maverick Elevators has not removed the tape on the freight elevator because they are waiting for the elevator pads to arrive. The tape is protecting the interior walls. They continue to repair the items from the consultant (VDA) punch list.

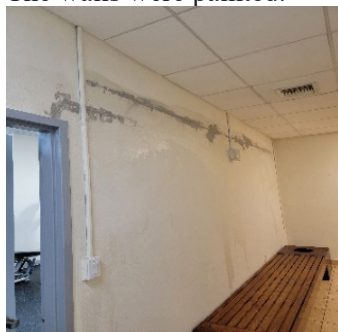


Service elevator



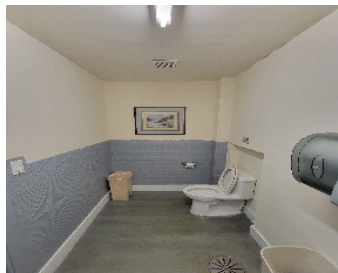
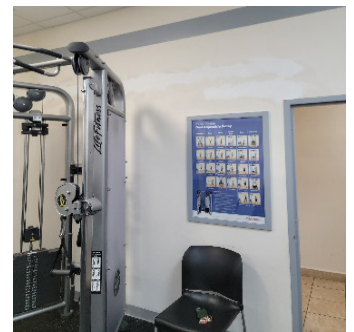
Maintenance Items:

Maintenance repaired the hairline cracks on the gym walls. The walls were painted.



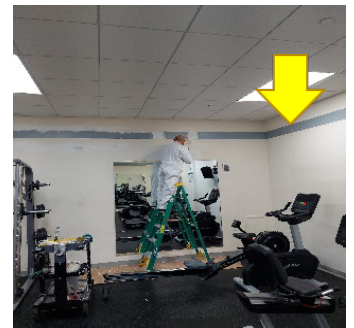
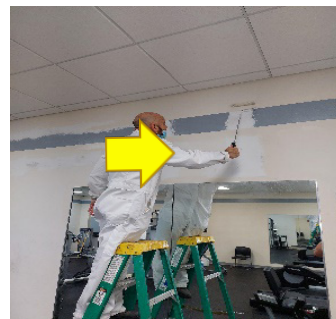
Before

After



1st floor bathroom

Gym



Continued on page 3

Maintenance (cont. from page 2)



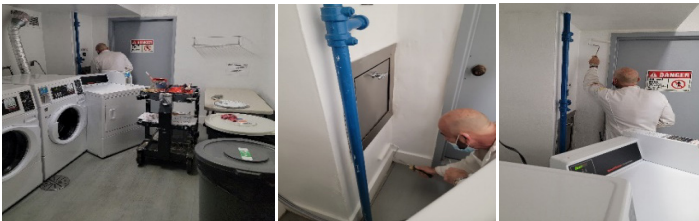
The entrance of the steam room (before & after)

The damaged 15th floor common area a/c vent was replaced.



After

The laundry room walls on all floors were painted.



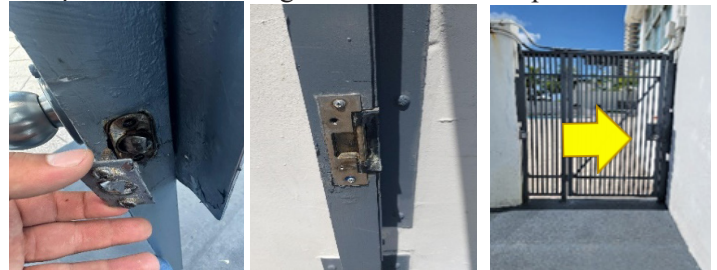
The fire sprinkler pipes were re-painted in red.



Janitorial personnel cleaned the interior of the trash chute doors and hallways lamps.



The pool entrance/exit gate doorknob was repaired.



Continued on page 4

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Ramón Boza Lic. #PJ75224

Maintenance (cont. from page 3)

Maintenance replaced the faulty sensor of the door air curtain on the 2nd floor. The door air curtain was not working.



Sensor



After

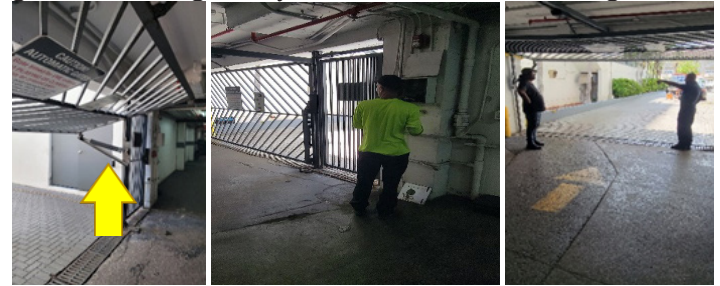
Maintenance repair the service entrance door. It was not closing properly.



The bike room door near the garage exit gate was sanded and re-painted. The door was not closing.



Above all Garage Doors repaired the garage exit gate. The gate was closing slowly while vehicles were exiting.



before

ITTWARE replaced the faulty pool camera.



Old camera



new camera



after

City Cool cleaned the coil of the common area A/C units on the 2nd floor located in the beach room. The unit was not cooling.



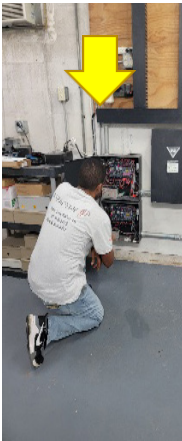
before

Continued on page 5

Maintenance Items (cont. from page 4)



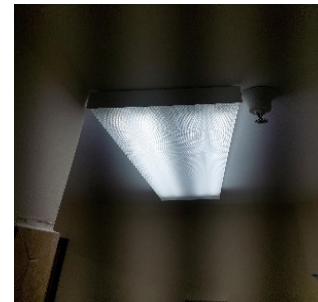
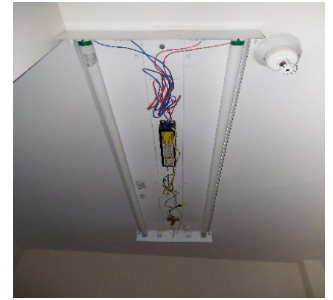
Paradyme replaced one of the damaged controller boards. The service entrance door was not locking.



Old board

new board

Gym bathroom – Lights were replaced with LED.



The 2nd floor laundry sink was unclogged.



Continued on page 6



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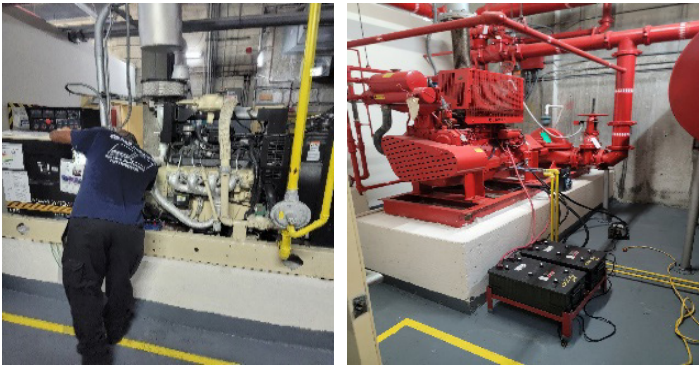
First Day of Fall

We may not be experiencing the signs here in South Florida, but throughout the country the first leaves have started turning colors, and the air is growing cooler and crisper, signifying the start of the Fall season. And it's Football Season – what better signal that Fall is here? Hope you enjoy the beautiful nights and days this season is sure to bring.



Maintenance Items (from page 5)

Florida Detroit performed the Annual Generator & Fire Pump PM Inspections on Monday, August 14th.



After

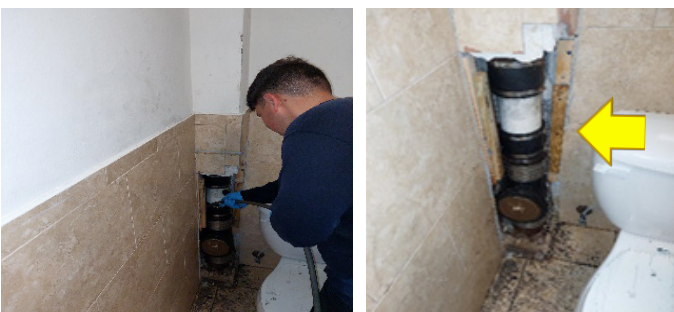
The 12th floor laundry room door was adjusted.



Maintenance repaired the pool chemical feeder that was not working properly.



Dr. Pipe Plumbing performed a high-speed water Jetter through the main drain sanitary line that connects through the gym men's bathroom.



before



Fixxt Plumbing re-pipe both 3" discharge lines for both pumps to be routed internally concealed in the holding tank. Replacement of both 3" through tank discharge adapters due to corrosion and cracking inside tank. Includes the patching of asphalt cut out to gain access to replace adapters.



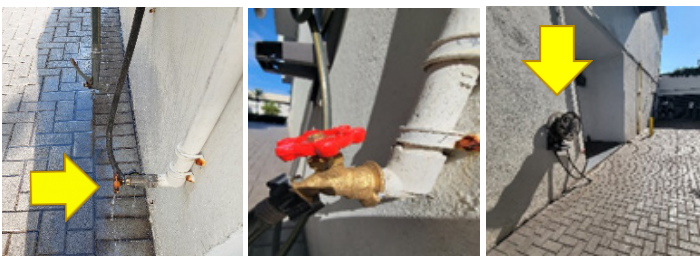
Old pipes

Maintenance Items (cont. from page 6)



after

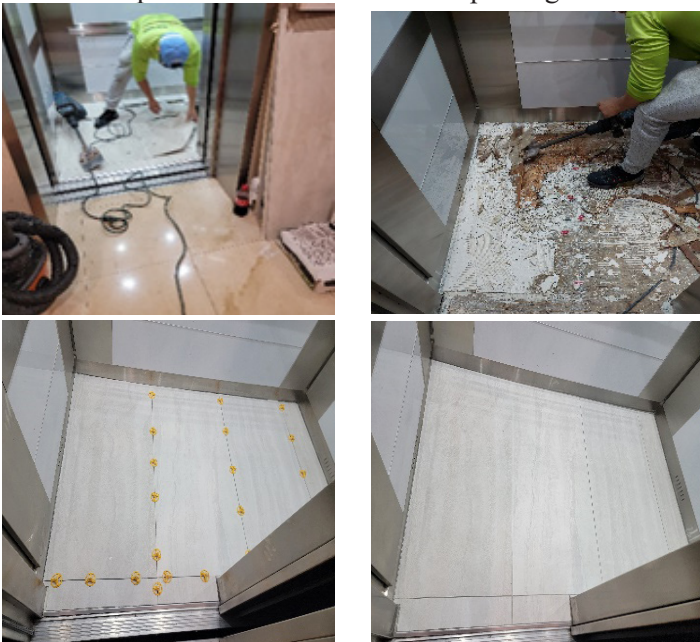
Maintenance replaced the leaking faucet located on the south side of the building



Before

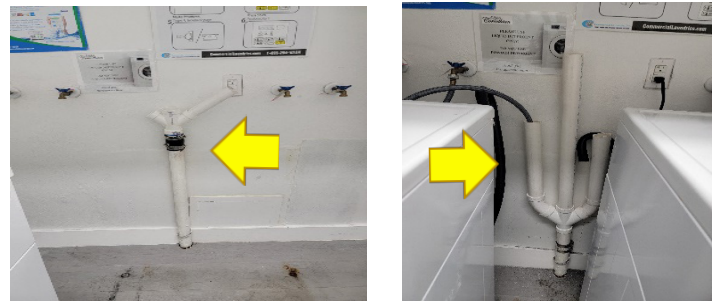
after

Maverick replaced the cracked tiles of the passenger elevator 2.



After

5th floor laundry room -Fixxt Plumbing reconfigured washing machine drain standpipes to accommodate dual washer discharge that was previously overflowing onto floor.

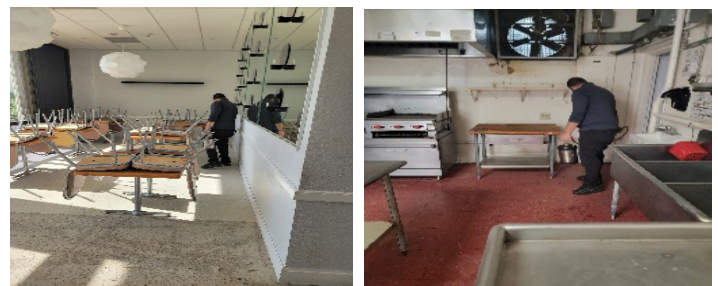


Before

After



All Florida Pest applied an application treatment down the trash chute of the PH2 and 8th floors to the trash room in the garage to help minimize the roach population. An extensive pest control service application was done on the different areas of the common areas.



Restaurant



trash room

Continued on page 8

Maintenance Items (cont. from page 7)

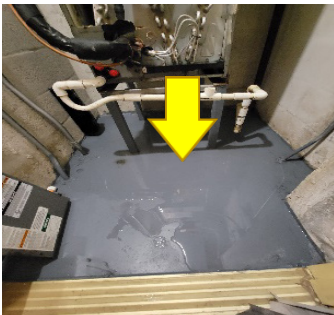


Elevator pits



trash chutes

City Cool cleaned the drain line of the 10th floor a/c units. The a/c unit was clogged.



Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance?

You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive?

Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.

Where Do I Get Renter's Insurance?

Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

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

Safety Topic | August 2023

Dumpsters & Trash Chutes



There are more hazards than you may realize when handling dumpsters and other trash receptacles. Dumpster injuries have consistently remained in the top 10 reasons for associate injury at FirstService residential. The most common injuries have included hand and finger lacerations and muscle sprains and strains. Each time our associates handle the dumpsters and other trash receptacles, they are exposing themselves to the more obvious injuries along with the not so obvious. That small laceration on your hand could become a breeding ground for dirt, debris, and bacteria, all of which are prevalent around trash.



There are simple ways to keep yourself safe when working with trash receptacles including dumpsters, compactors, and recycling bins.

- Never move items inside a dumpster with your hands or feet.
- Never enter a dumpster.
- Always use two people when moving a dumpster or use a powered product that can assist you with moving it.
- When pushing, place hands on the back of the dumpster rather than the side to avoid pinching or crushing your hands in doorways.
- Use caution when opening or closing lids, be aware of pinch points and where you place your hands. Use both hands and ensure you have a good grip on the lid.

Life, simplified.

Tema de Seguridad | Agosto de 2023

Contenedores y vertedores de basura



Hay más peligros de los que podría darse cuenta al manejar contenedores y otros receptáculos de basura. Las lesiones debidas a los contenedores de basura se han mantenido constantemente entre las 10 principales razones de lesiones de los asociados en FirstService Residential. Las lesiones más comunes han incluido laceraciones de manos y dedos, y torceduras y distensiones musculares. Cada vez que nuestros asociados manejan los contenedores y otros receptáculos de basura, se exponen a las lesiones más obvias junto con las no tan obvias. Esa pequeña laceración en la mano podría convertirse en terreno fértil para suciedad, desechos y bacterias, todos los cuales son frecuentes alrededor de la basura.



Hay maneras sencillas de mantenerse seguro al trabajar con receptáculos de basura, incluyendo los contenedores, compactadores y recipientes de reciclaje.

- Nunca mueva objetos que están dentro de un contenedor de basura con las manos o los pies.
- Nunca entre a un contenedor de basura.
- Utilice siempre dos personas al mover un contenedor de basura o utilice un equipo motorizado que pueda ayudarle a moverlo.
- Al empujar, coloque las manos en la parte trasera del contenedor de basura en lugar de los lados para evitar pincharse o aplastarse las manos en los portales.
- Tenga precaución al abrir o cerrar tapas, esté pendiente de puntos de pellizco y dónde coloca las manos. Utilice ambas manos y asegúrese de agarrar con firmeza la tapa.

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