



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 2

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

October 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 calendar upcoming deliveries
- Filed away processed fee receipts
- Contacted maintenance for water leaks

NOTICE

5825 Corinthian - Flood Insurance Policy

Dear Owners:

We were recently informed by the Association's insurance agent Brown & Brown, that the National Flood Insurance Program raised the minimum required insurance to \$250,000 per unit in August 2023, versus \$233,976 per unit in 2022.

In 2022, the flood insurance coverage on the building was \$32,289,000 or \$233,978 per unit. The August 2023 policy has flood insurance coverage on the building at the same amount of \$32,289,000 or \$233,978 per unit. Brown & Brown informed the Association that it will cost an additional \$465.00 per year to increase it to \$250,000 per unit, requiring total building coverage of \$34,500,000 to cover 138 units. Brown & Brown stated that they are seeing more lenders requiring these guidelines of Associations.

The Board of Directors decided to proceed with the flood insurance policy increase to \$250,000 per unit, requiring total building coverage of \$34,500,000 for the additional fee of \$465.00. If you have received a notification from your lender, please inform them that the Association is in the process of increasing the building flood insurance policy to \$250,000 per unit, requiring total building coverage of \$34,500,000. **Per the insurance carrier, there will be a 30-day waiting period for issuance of the updated declarations page.**

5825 Corinthian - Special Assessment Meeting Notice Packet

The Special Assessment package was mailed to the owners on Tuesday, October 10, 2023. Please find attached the documents for the Special Assessment meeting.

Special Assessment Meeting Date & Time:

- Tuesday, October 24, 2023 at 7:00pm
- Via Zoom & Corinthian Room

Zoom Link

<https://us06web.zoom.us/j/81762732827?pwd=2JsUb5fxfl5xHRC3a5rXdnd8n3wIYy.1>

Meeting ID: 817 6273 2827 | Passcode: 661737

Purpose

- Pass special assessment in the amount of \$4,482,596.00

To pay for:

- Pool deck & pool replacement

Terms:

- Payment Options:
 - o Pay in full, no interest
 - o 1 Year - 12 equal monthly payments with 4.35% interest

- o 10 Years - One Hundred Twenty (120) equal monthly payments with 4.35% interest
- Start Date:
 - o December 1, 2023

The SA documents mailed to the owners:

1. Notice of Board of Directors Meeting to Levy Special Assessment Pool and Pool Deck (SIGNED)
2. Corinthian – Pool + Pool Deck Special Assessment - Per Unit Maintenance Breakdown
3. Hillman Engineering – Professional Services Agreement
4. Hillman Engineering – Pool Project Bid Matrix-
5. Letter of Recommendation – Pool Replacement – Hillman Engineering
6. Letter of Recommendation – Pool Replacement – Lemark
7. Letter of Recommendation – Pool Replacement – Colliers
8. Letter of Recommendation – Pool Replacement - Rosmel Pools
9. NoCo - Pool Corrosion Assessment Report
10. Approved Board Meeting Minutes – 04.02.2023
11. Florida Lemark – Letter of Intent

OCT • DEC 2023



OCTOBER

Zun Zun Children’s Festival: 123 Andrés **SUN 10.1** **FREE**

La Escala Sonora **WED 10.4**

Kany Garcia • Second Date **FRI 10.6**

Mala Rodriguez & Sara Socas **SAT 10.7**

Kevin Kaarl **THU 10.12**

Italian HIT week • Coma Cose **SAT 10.14** **FREE**

Scary Pockets **SUN 10.15**

Cuco in Concert: iii points Satellite Event **THU 10.19**

The Head and the Heart **FRI 10.20**

Arturo O’Farrill & the Afro Latin Jazz Orchestra **SAT 10.21**

Pedro Capó **SUN 10.22**

The Dip **THU 10.26**

Midnight at MuseZeuM ft Slick Rick **SAT 10.28**

Rocky Horror Picture Show **SUN 10.29**

NOVEMBER

Rhythm Foundation Gala **THU 11.2**

Gera MX & Nanpa Básico **FRI 11.3**

Israel Fernandez & Diego del Morao **SAT 11.4**

Fall For Dance NOW! **SUN 11.5**

GIMS **THU 11.9**

The Second Annual Law Rocks Miami **FRI 11.10**

Juanse (Ratones Paranoicos) **SAT 11.11**

Daybreaker **SUN 11.12**

Nu Deco Ensemble Dress Rehearsal **THU 11.16** **FREE**

Nu Deco Ensemble ft. Lucius **SAT 11.18**

Metronomy **SUN 11.19**

We Belong Here **SAT 11.25**

DECEMBER

North Beach Music Festival **FRI 12.1 • SAT 12.2 • SUN 12.3**

Miami Beach Rock Ensemble:
A Tribute to Doug Burris **SAT 12.16**

North Beach Social: Suénalo Sound System **THU 12.21** **FREE**



SCAN THE QR CODE TO
EXPLORE ALL EVENT INFO:

all programs subject to change*







TICKETS & INFO 7275 COLLINS AVE. MIAMI BEACH, FL 33141

MIAMIBEACHBANDSHELL.COM








MAINTENANCE ITEMS

Maintenance replaced the faulty door closer of the parking deck pedestrian gate.



Before

After

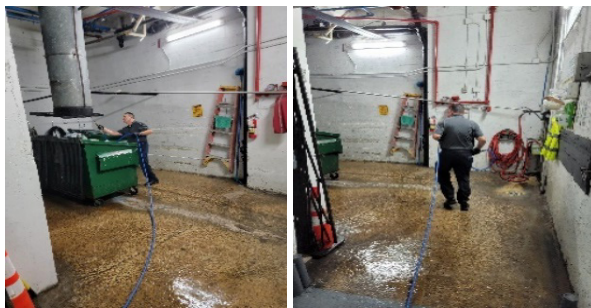
14th floor stairs- The faulty light was replaced with LED.



All Florida Pest did an extensive pest control service application on the different areas of the common areas.



Restaurant



Trash room



Elevator Pits

Fixxt Plumbing replaced the cracked toilet from the gym men's bathroom.



New toilet

3rd Floor Hallway A/C – City Cool replaced the air condition unit. The unit was not working properly and leaking lots of water. Per City Cool, the outside unit was in bad condition. The unit is from 2008.



Before

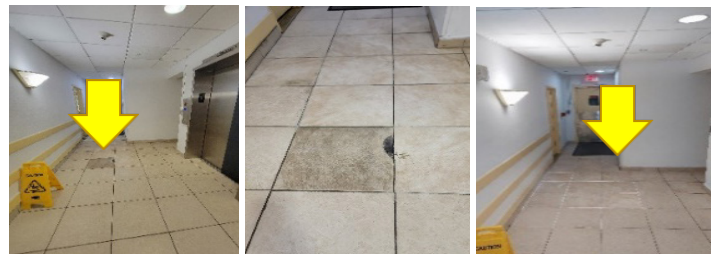
After



Before

After

Maintenance replaced the cracked tiles in front of the service elevator on the 1st floor.

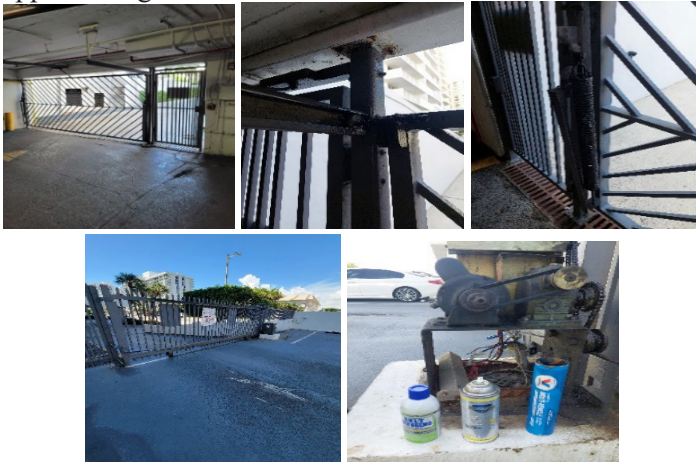


Before

After

Maintenance Items (cont. from page 3)

Maintenance lubricated both garage gates and doors. The upper deck gate was also lubricated.

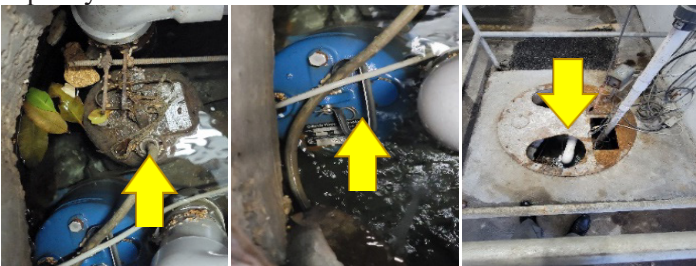


Maintenance replaced the faulty luggage cart wheels that is used by valet and residents.



After

Garage Sump Pump – Fixxt Plumbing installed the new centrifugal sump pump on Monday, September 11th. The 2nd (old) sump pump burnt out during secondary pump replacement. An additional 1.5hp sump pump for the garage will be ordered to have the garage drain working at normal capacity.



The 2nd old sump Pump new sump pump

Citi Cool replaced the faulty roof exhaust fan motor of the bathroom H line that was not working.



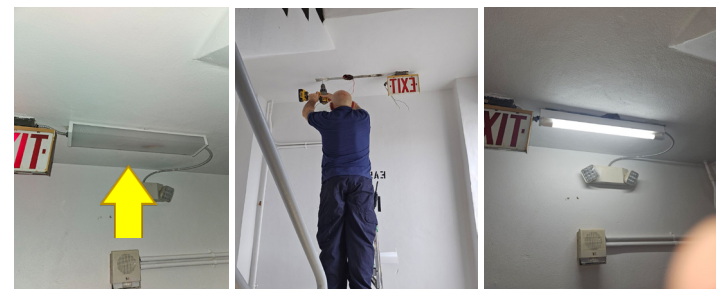
Old motor new motor

On Tuesday morning, September 26th, the fire alarm was triggered due to a sprinkler that went off on the 7th Floor East Balcony. The main water was shut off to prevent any damage. The sprinkler and fire alarm companies were notified. A mass communication was sent to the owners. All Fire Services replaced the faulty sprinkler head on the 7th floor east balcony.



7th floor old sprinkler head new sprinkler head

2nd floor stairs- The faulty light was replaced with LED.



Before After

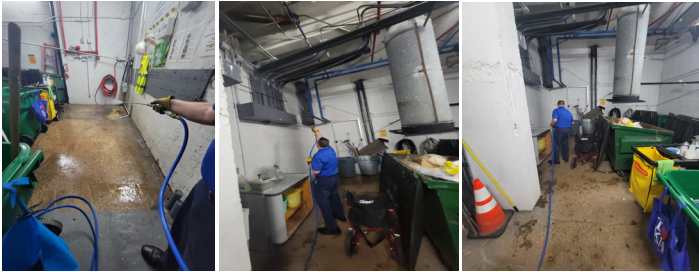
Maintenance replaced the door push-bar of the 6th floor east balcony and repaired the 4th floor door push-bar.



6th floor door after

Maintenance Items (cont. from page 4)

All Florida Pest Control applied extensive pest control treatment to the common areas, especially the trash room on Tuesday, September 26th.



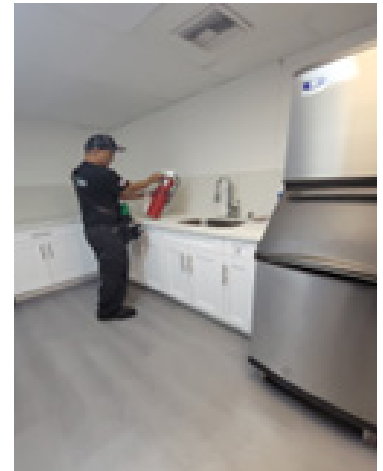
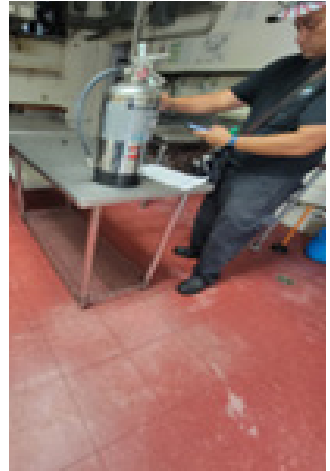
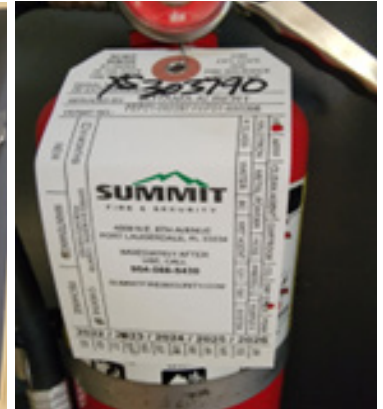
Trash Room

The mezzanine door was inspected by two (2) door companies, Dash Doors, and Ricky’s Door. Both companies informed us that the door/window must be replaced. The window frames next to the door have expanded making it difficult for the door to open and close. Adjustments were made to the door so we could continue using it.



Summit Fire & Safety performed the fire extinguisher

recertification - A total of seventy-one (71) fire extinguishers of the common areas were inspected. Twelve (12) fire extinguishers were replaced.



Café – kitchen

Fiesta room kitchen

Continued on page 6

RAYMOND JAMES
of Aventura
мы говорим по русски
אנחנו מדברים עברית
Nosotros hablamos Español
מיר רעדן יידיש
Falamos Portugues



Financial & Estate Planning Saving for College Domestic & International
Investments & Risk Management Insurance Lending Solutions Customized Solutions
Pension/Retirement

It's been our privilege for more than 55 years to support the goals of our clients and to give back to the communities in which we live and work – and we look forward to continuing to do so for many, many years to come. To take a "scroll" down memory lane, explore our history at [RAYMONDJAMES.COM](https://www.raymondjames.com).

CALL TO SET UP AN APPOINTMENT TODAY!
18851 NE 29th Ave, Suite 407 | Aventura, FL 33180
Direct: 305-466-4655 | Fax: 866-522-9641 | Toll Free: 800-731-6121
<https://www.raymondjames.com/rjamiamic/aventura.asp>

Raymond James & Associates, Inc. Member New York Stock Exchange / SIPC.* Lending Services provided by Raymond James Bank N.A. a fully chartered national bank affiliated with Raymond James & Associates, Inc. Certified Financial Planner Board of Standards Inc. owns the certification marks CFP, Certified Financial Planner and CFP in the U.S.



Fast Liquor Delivery @Wholesale Prices
Convenience Store Galore

TAP THAT APP!
LiquorSplit
FAST DELIVERY!

Find us on
Uber Eats Download LiquorSplit App Now!

Maintenance Items (from page 5)

Karch Energy replaced the leaking boiler pump.

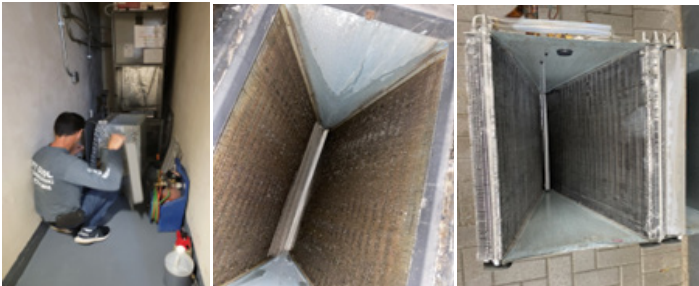


Leaking Pump



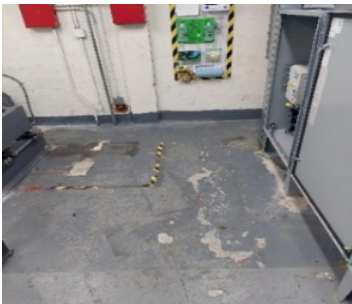
New Pump

City Cool cleaned the coil of the Management Office A/C. The unit was not cooling.

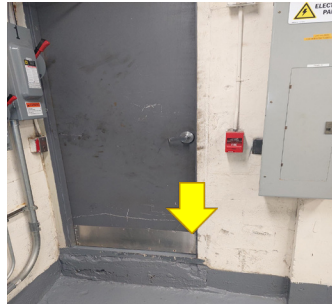


Elevator Modernization

Maverick started to paint the floors of the elevator rooms, to follow are the walls and doors. They removed the tape from the service elevator and installed the new wall pads. They installed a new elevator monitoring system behind the front desk.



Before



After



New elevator motoring system (old system)



Service elevator – new wall pads

DON'T FORGET...FALL BACK

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**. **Be sure to set your clocks back one hour at 2 AM ON SUNDAY, NOVEMBER 5, 2023.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Change your clock,



CHANGE your batteries

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 | September 2023

Bloodborne Pathogen Safety



Safety in the workplace does not just include machines, equipment, and tripping hazards.

Bloodborne and airborne pathogens are micro-organisms that can be present in blood, bodily fluids and even in the air that include viruses, bacteria, and other disease related organisms. Our industry may expose us to these hazards. Anyone who comes in contact with these organisms is at risk.

Here are some examples:

- Cleaning a restroom facility
- Cleaning up a mess left behind a slip and fall
- Wiping down furniture
- Interacting with a person who is having a medical emergency

OSHA Standards for Bloodborne Pathogen Safety include:

- Establish an exposure control plan – this should include details regarding spill kits and first aid kits.
- Provide engineering controls – this includes anything needed to properly contain and isolate bloodborne pathogens; this can include PPE such as gloves, face protection and eye wear, as well as chemical waste bins or other substances needed for appropriate cleanup.
- Provide regular training to associates for the proper use of PPE and methods to treat hazards.

Life, simplified.

Tema de Seguridad | Septiembre de 2023

Seguridad con los patógenos transmitidos por la sangre



La seguridad en el lugar de trabajo no solo incluye máquinas, equipos y riesgos de tropiezos.

Los patógenos transmitidos por la sangre y por el aire son microorganismos que pueden estar presentes en la sangre, los fluidos corporales y hasta en el aire, e incluyen virus, bacterias y otros organismos relacionados con enfermedades. En nuestra industria podríamos estar expuestos a estos peligros. Cualquiera que entre en contacto con estos organismos está en riesgo.

Estos son algunos ejemplos:

- Limpiar un área de baños
- Limpiar los desechos dejados por un resbalón y caída
- Limpiar muebles
- Interactuar con una persona que tiene una emergencia médica

Los estándares de la OSHA para la seguridad con los patógenos transmitidos por la sangre incluyen:

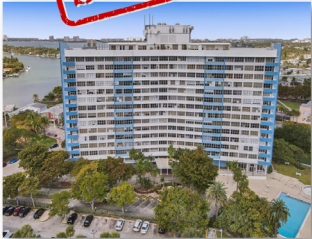

- Establecer un plan de control de exposiciones: este debe incluir detalles con respecto a kits para derrames y kits de primeros auxilios.
- Proporcionar controles de ingeniería: esto incluye todo lo que sea necesario para contener y aislar apropiadamente patógenos transmitidos por la sangre; puede incluir EPP tal como guantes, protección facial y protección ocular, al igual que recipientes para desechos u otras sustancias necesarias para una limpieza apropiada.
- Proporcionar capacitación regular a los asociados para la utilización apropiada del EPP y métodos para tratar los peligros.

Life, simplified.

7441 Wayne Ave
PARKVIEW POINT
#15B

SOLD

Call Now!
Rosa Jacquelin
(786) 239-1283

Video Tour:
www.SignatureHomesOfMiami.com

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!

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

Brian Baatz, License #P13224



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

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

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



"Your Experienced Handyman"

REMODELING • INSTALLATIONS

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

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows EST. 1980
- Framing, Drywall & Finishes
- Mirror Installation

Receive a 15% discount on any remodeling job!




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

15% Off
any remodeling job!

10% OFF
Any Service

Valid With Coupon. Not To Be Combined With Other Offers. Exp 11/30/2023