

# WAVE NEWS

*A Newsletter for the Residents of the Reef Club Condominium Association*

Volume 3 Issue 6

October 2023

## REEF CLUB

Condominium Association, Inc.



16558 NE 26<sup>TH</sup> Avenue  
North Miami Beach, FL 33160

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### ASSOCIATION OFFICERS

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**Secretary**..... Richard Villaverde  
**West Director** ..... Susan Glazer  
**East Director**...M. Claudia Gallegos  
**South Director** .....Glen Radgon  
**North Director** ..... Annett Mena

### IMPORTANT NUMBERS

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### OFFICE HOURS

**Mon - Fri**..... 8:30AM - 5:00PM

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## PROJECT MANAGEMENT UPDATES

### REEF CLUB PROJECT UPDATE - NORTH

#### Post Tension Repairs

- 6<sup>th</sup> floor C Line 4 cables stressed- no failures
- 2<sup>nd</sup> floor B Line PT needed. The number of cables TBD by Hellas
- Stressing of cables scheduled for Tuesday, 10/10 floors 4- & 5-Lines D/I

#### Window Replacement

**D Line:** 2, 3, 4, & 6 sliders installed (5<sup>th</sup> floor enclosure unit to be addressed)

**E Line:** 2, 3, 4, & 6 sliders and bedrooms installed (5<sup>th</sup> floor previously installed by owner)

**F Line:** 2, 3, 5, & 6 sliders and living room installed. 3 & 6 bedrooms installed. (4<sup>th</sup> floor previously installed by owner).  
3F Dining area concrete repairs inspected and approved for window installation.

#### Building Projects

- Elevator 1 has completed the interior renovation and Connections must complete the additional work.
- Quotes have been received for the elevator damage in elevator one. Upon receipt of all quotes the North Directors will approve the repair to Elevator 1.
- A new floor in the North Lounge has been installed as well as the bathroom.
- New hallways carpet and thresholds have been installed on each floor.
- The balcony sliding glass doors were reviewed by the project manager and the contractors. They will make changes according to the direction of the doors for the line/lines of the building.
- The North Directors are searching for alternatives for thresholds to match the rest of the floors for the 3J and 4J.
- There are no updates on the elevator cameras.
- North building on the 5<sup>th</sup> floor has issues with the Fire Alarm as the crown molding repair has the smoke detectors taped off. Genset arrived on Tuesday, October 3<sup>rd</sup> and advised a smoke detector must be replaced. Genset has ordered more and will start the repair soon.

The fire department arrived on October 7<sup>th</sup> as someone was trapped in the elevator. The elevator room could not open the door and broke the door as it was an emergency. Orlando fixed the door on Monday and will replace the keys tomorrow, October 10.



*Continued on page 2*

**Project Updates** (cont. from page 1)

The Project management updates are from Gary Pyott and Lisa Levy. Lisa will start to assist Gary in managing the project.

**REEF CLUB PROJECT UPDATE - SOUTH**

**Post Tension Repairs:**

- Unit 2G weather wall installed and PT repairs is ongoing.
- Best Roofing scheduling is currently 2 weeks out. The open roofing with completed PT has had concrete poured to avoid any further water intrusion. Additional openings on the South roof will be required for PT repairs. Manny from AG contractors is going to coordinate with Best Roofing.
- This is for the repair on the B line of the roof.

**Windows:**

**F Line-** 2, 3, & 5 Living rooms installed. 4F one living room window installed. Relocation of weather wall required for installation of the 2<sup>nd</sup> living room window.

Floors 2- & 4-Bedroom windows installed and weather

walls removed. Dining area concrete repairs inspected and approved for window installation.

3F bedroom concrete repairs inspected and approved for window installation.

Floors 2-5 sliders installed. 6F awaiting PT completion. (4<sup>th</sup> floor slider previously installed by owner).

**E Line-** Floors 2-5 sliders & bedrooms installed. 6E awaiting access coordinated by Management

South 2E stated there is a crack on his windows and the contractors have been advised.

**Building Projects:**

- Genset is sending a quote to ensure the dampers in the building are tied to the fire alarm system.
- A quote was obtained to place thresholds on the floors where the carpet meets the hallways to repair the carpet in the hallways.

*Continued on page 3*

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**Project Updates** (cont. from page 2)

- South Lounge has marks on the ceiling and the maintenance team painted the ceiling.
- A special assessment was passed and a recent email with the details was sent on October 6, 2023.
- The elevators were reported making loud noises and Connections arrived to reset the elevators. There have been no more complaints issued.
- The AC leak in the garage will be investigated by CT mechanical.
- The balcony sliding glass doors were reviewed by the project manager and the contractors. They will make changes according to the direction of the doors for the line/lines of the building.
- The Project management updates are from Gary Pyott and Lisa Levy. Lisa is working with Gary as his assistant.

**REEF CLUB PROJECT UPDATE - WEST**

**Post Tension updates:**

J line has post tension repairs in progress.

**E Line-** Floors 4 & 6 bedrooms installed. Floor 3 concrete repairs underway in preparation of installation. (5<sup>th</sup> floor previously installed by owner).

Floors 3 & 4 sliders installed. (5<sup>th</sup> floor previously installed by owner)

**F Line-** Floors 2-6 living room and sliders installed.

2-, 3-, 4- & 6-bedroom window installation underway.

Additional F Line Bedroom concrete repairs inspected and approved for window installation.

**Building Projects:**

- The balcony sliding glass doors were reviewed by the project manager and the contractors. They will make changes according to the direction of the doors for specific lines. The project manager will coordinate this with the Board.
- The Project management updates are from Gary and Lisa. Lisa is working with Gary as his assistant.
- The hallway doors are not staying open in the building causing false alarms. Genset is sending a quote for the repair.
- A new AC was installed in the lobby, and it is not cooling properly because a pipe must be repaired.

*Continued on page 4*

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SCAN ME

**Project Updates (cont. from page 3)**

CT mechanical is repairing the pipe today October 9, 2023.

- The Parking garage had a sewer leak and Orlando investigated the leak. Orlando made space in the pipe and there have not been any more leaks at this time.
- Minor lobby tiles were repaired by YLM.
- Elevator 2 is stopping on its own. Connections will investigate the elevator.
- The balcony sliding glass doors were reviewed by the project manager and the contractors. They will make changes according to the direction of the doors for the line/lines of the building.
- The Project management updates are from Gary Pyott and Lisa Levy. Lisa is working with Gary as his assistant.

**REEF CLUB PROJECT UPDATE - EAST**

**Post Tension Repairs:**

National anticipates having a team available for PT repairs within the next 1-2 weeks.

**C Line-** Floors 2, 3, & 5 sliders installed. (4<sup>th</sup> floor previously installed by owner).

**J Line-** Floors 5 & 6 concrete repairs inspected and approved for window installation

Floors 3 & 4 Installation underway

**Building Projects:**

- East staircase was installed, and it is being painted by AG contractors. The stucco has been repaired.
- New Roof exit door quotes are being sent to the Directors for approval by AG contractors.
- The balcony sliding glass doors were reviewed by the Directors and the contractors. They will make changes according to the direction of the doors for the line/lines of the building.
- The Project management updates are from Gary Pyott and Lisa Levy. Lisa is working with Gary as his assistant.



Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.

Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

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## Slow Cooker Chicken Tortilla Soup

- 1 lb shredded, cooked chicken
- 1 (15 oz) can whole peeled tomatoes, mashed
- 1 (10 oz) can enchilada sauce
- 1 (4 oz) can chopped green chiles
- 1 onion, chopped
- 2 cloves garlic, minced
- 2 cups water
- 1 (14.5 oz) can chicken broth
- 1 teaspoon cumin
- 1 teaspoon chili powder
- 1 teaspoon salt
- ¼ teaspoon black pepper
- 1 bay leaf
- 1 (10 oz) package frozen corn
- 1 tablespoon chopped cilantro
- Tortilla chips (crumbled)
- Toppings (optional)

### Directions

Place chicken, tomatoes, enchilada sauce, green chiles, onion, and garlic into a slow cooker. Pour in water and chicken broth; season with cumin, chili powder, salt, pepper, and bay leaf. Stir in corn and cilantro. Cover and cook on Low for 6 to 8 hours or on High for 3 to 4 hours. Sprinkle tortilla chips, and serve with grated cheese, sour cream and any other topping you like!





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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.

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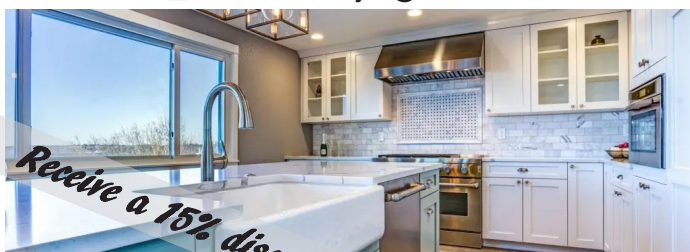
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