



# Burleigh House

## Monthly Newsletter

Volume 21 Issue 4

November 2023

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### OFFICE HOURS

**Monday - Friday**..... 9:00 to 5:00  
**Lunch 1:00-2:00 p.m.** ..... Closed  
**Wednesday** .....Closed to the Public  
**Saturday & Sunday** ..... Closed

### IMPORTANT NUMBERS

**Office**.....(305) 866-7314  
**Fax** .....(305) 866-8733  
**Security**.....(305) 861-1869

### BURLEIGH HOUSE

Condominium Assn. Inc.  
 7135 Collins Avenue  
 Miami Beach, FL 33141



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### Budget Proposal Meeting Nov 14th

The 2024 Budget is being prepared and will be presented at the November Board Meeting. As in past years the Budget will be based on the best estimates of actual future costs for 2024. We have used this methodology for the past several years and have been tracking to our budget at year end with a very high level of accuracy, except of course for inability to predict the buildings property and liability insurance due to the volatility in that market. For 2023 through October, we are also tracking very close to our original approved budget. For 2024 due to the need to fund the roof project, the Board will recommend to fully fund the reserve budget for 2024 at \$600K.

### Cable TV and Internet Contract Renewal

At the last Board meeting the Board approved a new contract renewal with Breezeline (formerly Atlantic Broadband). Currently we pay \$76/unit/month for TV and Internet. For a renewal term of 8 years the amount will be \$66/unit/month for 2024 and will include the same channels we have now including family channels, HBO (now called Max) and Showtime. A cash bonus to the Association from Breezeline will be provided in the amount of \$225/unit or a total of \$81K. The annual increase will be 3% and after 2 years they will start installing fiber optic and by 4<sup>th</sup> year we will have the option to have just internet services which would reduce our bill by 50%. They will provide WIFI on the 3<sup>rd</sup> floor and management office at no charge. Optional for residents will be if they wish to add phone services, it will be free for the 1<sup>st</sup> year and at a low rate for the 2<sup>nd</sup> year. Breezeline will replace the equipment we currently have by providing internet extenders, smaller boxes, DVR's.

### Pool and Pool Deck

The Sika 7600 waterproofing will be applied in the pool box this week and is expected to be completed before Thanksgiving, including a water test. The following week, the pool resurfacing contractor will begin the installation of the pool tiles, diamond bright and the pool coping which is expected to be completed by year end. Simultaneously a separate contractor who will install the elevated tile system for the pool deck will mobilize the first week of December and start the assembly of the tile and tray elements and will start the deck installation once the pool contractor has the pool coping installed. The flooring installation will have its starting point at the pool coping and will radiate from there throughout the deck. Simultaneously the bases for the Light poles and Trellis will be installed as well as the completion of the Windbreaks, other miscellaneous items and finishing of the beach staircase.



# PROJECT/ASSESSMENT UPDATES

Some unit owners have continued to express concerns that since the beginning of our restoration project in early 2019, we have had a significant number of new projects added and an increase in scope of estimated repairs. During the progress of the project we discovered that large structural repairs had been ignored and the Board has taken the responsibility to recognize the actual needs of the building to survive for the future with the guidance of our engineering teams. As of now we are on our path to complete our 50yr re-certification and with the roof project we will be able to support the new mandated 2024 structural restoration certification and reserve study. The fact that our project has many change orders and added projects is in fact a recognition and commitment from the Board to address these serious and undiscovered conditions. We have written in numerous newsletters, discussed in numerous board meetings as well as all of the assessment letters the necessity of these projects for the safety of our building and the necessity to expand the project scope and scale as recommended by our engineers, examples of which are below;



- 1) the removal of tile on the balconies and their restoration along with the fire escape landings that were seriously deteriorated.
- 2) the waterproofing of the balconies and fire escape landings which was the cause of leakage and subsequent stucco and rebar deterioration into the building envelope.
- 3) the painting of the balcony and fire escape railings which had pitted with flaking paint.
- 4) the rebuild of a large percentage of the window sills, columns, ceiling and floor slabs as well as stucco replacement throughout

*Continued on page 3*





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**Project Updates** (from page 2)

- the residential tower.
- 5) The massive number of structural repairs to columns, beams, walls, floor/ceiling slabs, T joists of the pool deck in the garage levels and under the pool as well as the pool box rebuild.
- 6) The addition of needed fire doors, front entrance door, rooftop doors and the addition of the solarium windows allowing for the future use of that amenity for the association members.

Our initial project conceived from the board in 2017 was only limited to the installation of windows and stucco around the windows and painting of the building. There was no concept for the recognition of the structural repairs that had been identified in prior building inspection reports. In 2018 we assembled the team of contractors and engineers to address these concerns and scale the team as needed to tackle the scope of the projects above as well as the pool and pool deck project all while being able to provide units owners long term 15- year financing in support of the assessments through our beneficial relationship with Popular Association Bank. As of Oct 31, we have spent \$20.6 M out of our \$23.85M assessments which includes \$2.36M on our Pool Deck Project.

We should feel confident that with the final completion of the fire escape towers and the completion of the remaining structural work in the garage we will be able to obtain our 50-year recertification and with us kicking off the roof project we are on our path to comply with the new 2024 structural recertification requirements which will also help us with our property insurance renewal in 2024. The Board appreciates the commitment and partnership from the association members as out of the \$23.85M in assessments with over \$11M has been paid back to the bank since 2018. As well we all continue to enjoy the increasing value of our building property and individual units.

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## Window Enhancement Coming

Throughout the installation of our Windows, our Architect and Threshold building inspector Miami Curtain Wall has conducted pressurized water tests for each Window unit type on each side of the building. As a result of these tests, we have already received a few upgrades including larger track drain caps and some additional weather stripping. As a result of the testing that was conducted on the most recent West side it was agreed to by the window manufacturer CGI to provide another enhancement which is normally reserved for taller buildings with higher calculated wind pressures. It is speculated that due to the unique shape of the BH being in the shape of an X, the pressure on the corner units may exceed what the original calculations predicted. We will receive an aluminum track that will be mounted on the inside and horizontal frame of the window at the sill level. This is an optional enhancement of the window offered by CGI which is being provided to the BH free of charge to reduce the possibility of water intrusion from the frame track to meet the requirement of the higher than expected pressures of our building created by wind. This addition to the window frame has been adapted to accommodate the expected variation in sill height due unit owner sill finishes. If you wish to view an example of this enhancement, it will be installed at the window in the meeting room. You will be contacted to schedule the installation of this enhancement which will be provided for all units in the building.

## Roof Project

We want to thank unit owner Frank Raposa and his associate who are experts in roofing who have guided us to consider several alternate materials and techniques for our roof project. In the past few weeks the Board has interviewed 6 engineering firms and roofing specialists and has chosen Stone Building Solutions to be the engineer and project management provider for the roof project. Stone has shown great motivation to move very quickly to get our bidding and vendor selection to kick off the project in the dry season. Mercy negotiated for Stone to also include the 2024 mandated structural recertification/reserve study as a part of a fixed price contract that is competitive in pricing and value with the other options that were considered. We feel that with Stone, along with the involvement of Frank Raposa and his highly experienced associate combined with the final selection of a vendor who can support the needed rooftop concrete restoration, we will have a good comprehensive plan. During this investigation, we have come to conclude that we also need to address; the stucco repairs of the mechanical room, any defects on the interior of the parapet wall that is now partially covered by the termination of the current roofing material, and the cooling tower protection fence that has a decorative cast cinder block is in poor condition as well as the need to evaluate its mounting curb and columns

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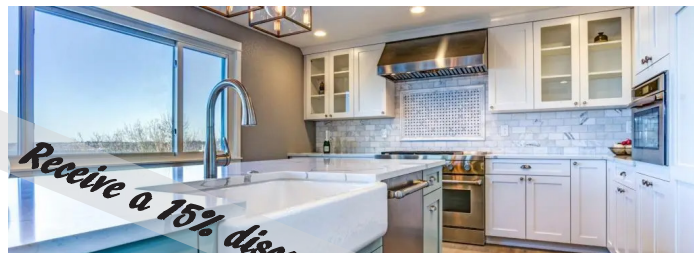
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