



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 4

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

December 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
HolidaysCLOSED

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

HOLIDAY OFFICE HOURS

In observation of the Holidays the Management Office will be closed on Monday, December 25-2023, and Monday, January 1, 2024. No work or deliveries will be allowed on December 25, 2023, and January 1, 2024.



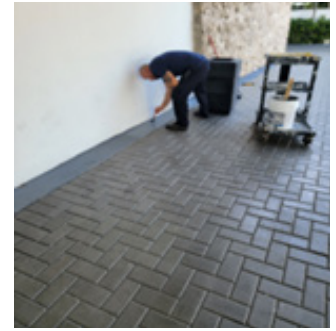
Several residents have asked for a list of all employees, so we put this list together that includes our employees' names and department. From all of us to all of you, have a very Happy Holiday season and a Happy and Healthy New Year!

HOLIDAY EMPLOYEE LIST - 2023

| NAME | DEPT. |
|-------------------|----------------------------|
| ALEX COMESANA | PROPERTY MANAGER |
| CLAUDIA APARICIO | ADMINISTRATIVE ASSISTANT |
| DANIEL RIZZI | MAINTENANCE SUPERVISOR |
| ANTONIO MATA | MAINTENANCE |
| MARBELIS SALDIVAR | HOUSE KEEPING SUPERVISOR |
| ORLANDO PARRA | HOUSEKEEPING |
| BRENDA FLORES | HOUSEKEEPING |
| GONZALO TELAYA | VALET & FRONT DESK MANAGER |
| RAMIRO ALDECOSEA | FRONT DESK MORNINGS |
| JORGE PEREZ | FRONT DESK WEEKENDS |
| FABIO ARBELAEZ | FRONT DESK MIDNIGHT |
| ANTHONY YARLEQUE | FRONT DESK MIDNIGHT |
| FRANCISCO FLOR | VALET |
| ROSA MARIA LEON | VALET |
| DANIEL ORPI | VALET |
| LUIS GUTIERREZ | VALET |

MAINTENANCE ITEMS

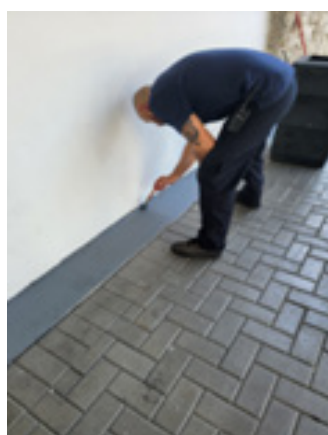
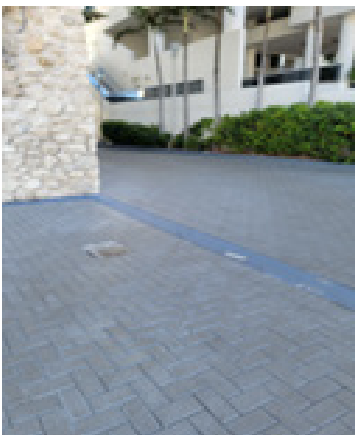
Maintenance made some concrete repairs and painted the concrete surrounding the driveway pavers.



AFTER



BEFORE



Continued on page 3



Sliding Glass Door & Window Repair

OUR SERVICES

- Sliding Door Repair (Rollers Replacement)
- Track Damaged
- Broken Handles /Locks
- Window Balance Replacement
- Broken Glass
- Locksmith Service



For More Information Call: Joseph



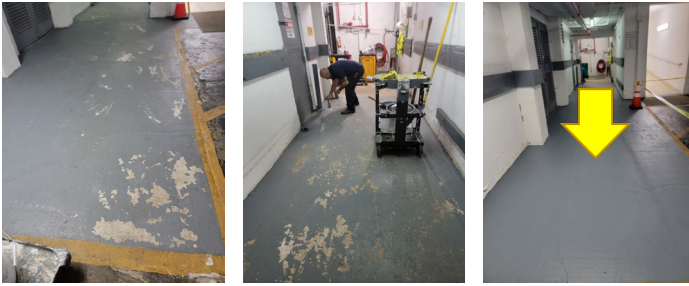
(305) 922-6605



www.slidingdoorrepair365.com

Maintenance Items (cont. from page 2)

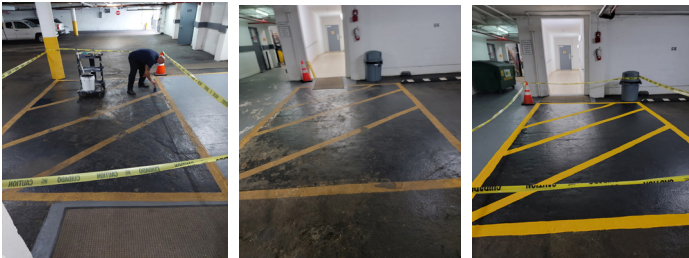
Maintenance painted the garage entrance floors.



Trash Room

Before

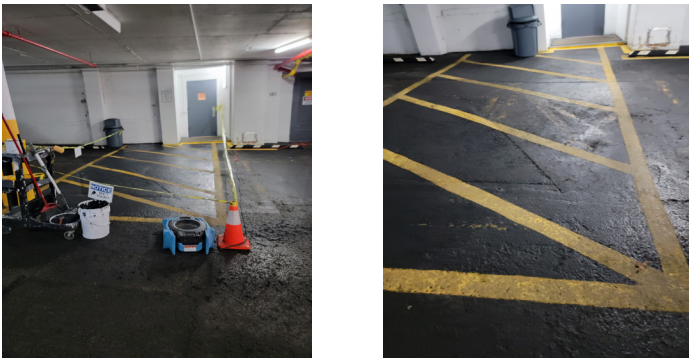
after



Garage south side

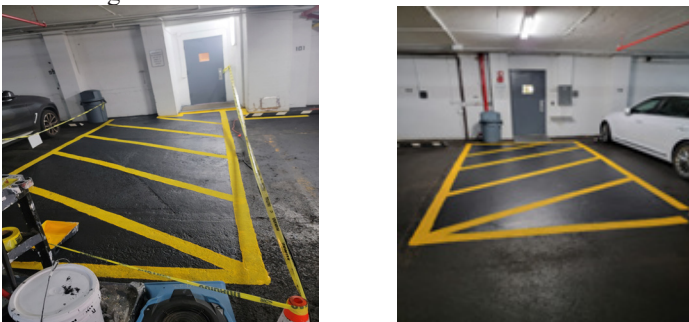
before

after



Garage north side

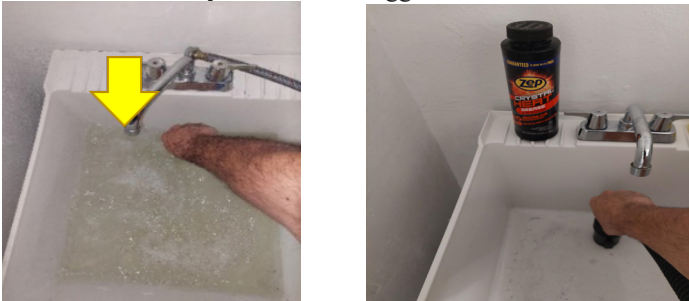
before



after

Garage east side- after

The 4th floor laundry sink was unclogged.



Fiesta Room – Maintenance replaced the wall sconce faulty light socket.



after

Continued on page 4



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



Maintenance Items (cont. from page 3)

Maintenance replaced the pool heater temperature fuse. The pool heater was not working properly.



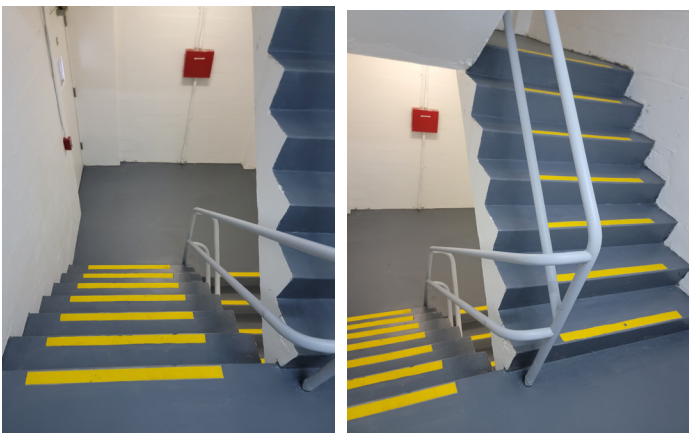
Old temp fuse

after

Maintenance painted the south stair floors from PH2 floor to the 2nd floor.



12th floor before

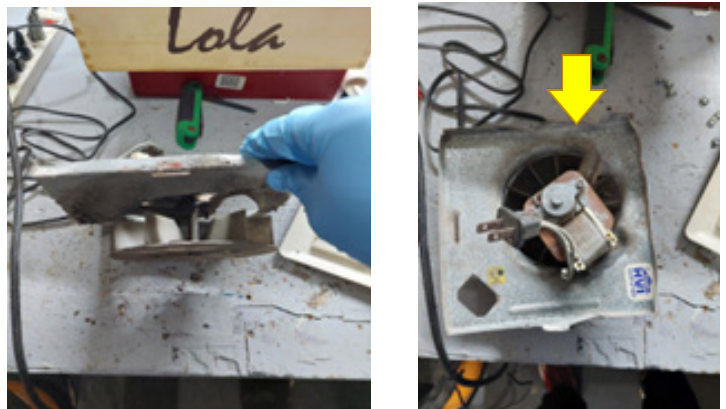


12th floor stairs of the south side (after)

3rd floor - Maintenance repaired and adjusted the faulty door handled of the south side door. The door was not closing properly.



1st floor lobby bathroom – Maintenance replaced the faulty exhaust fan motor.



Before



after

Maintenance replaced the faulty light of the lobby center stairs.



Maintenance Items (cont. from page 4)

Common area a/c unit of the 2nd floor in the beach room closet: City Cool replaced the evaporator coil, flushed, and cleaned drain line. Freon was added to the unit. Lots of water was dripping from the old coil.



Old a/c coil



new coil installed

Maintenance put the Christmas lights around the palm trees located in front of the property. The lobby was decorated for the Holidays.



PH 2 Floor - Maintenance repaired and adjusted the faulty door handled of the east side door. The door was not closing properly.



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
Investments & Risk Management
Pension/Retirement

Saving for College
Insurance
Lending Solutions

Domestic & International
Customized Solutions

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)

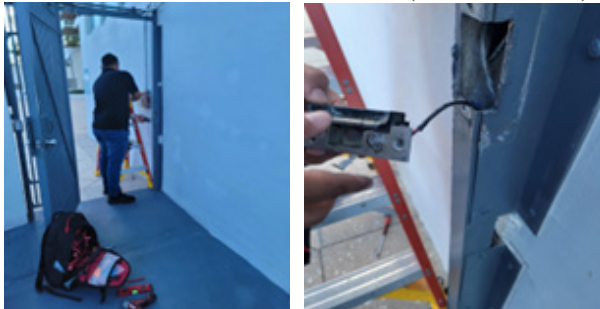
Maintenance repaired the faulty pool deck light.



ITTware replaced the faulty fob reader from the east side door and adjusted the locking mechanism of the pool door. The other doors fob readers were inspected.

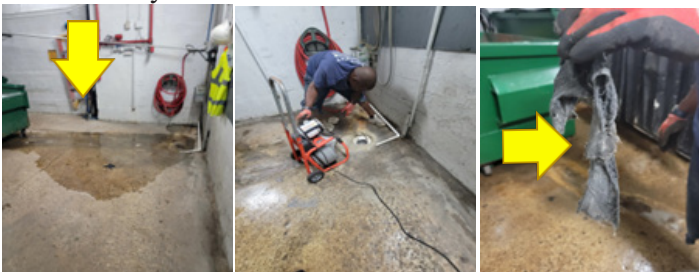


2nd floor east side door fob reader (before & after)



pool deck door

Fixt Plumbing unclogged the drains from the trash room and 1st floor lobby bathroom.



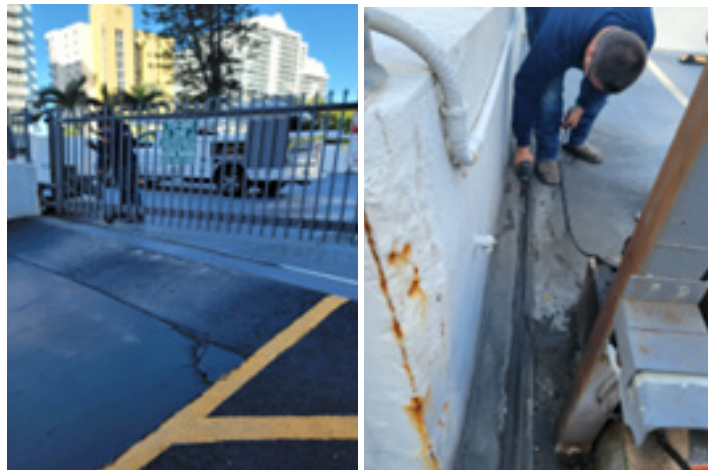
Trash Room

Item removed from the drain



1 floor bathroom

Fantasy Gates Company replaced the 3” guide roller black w/aluminum, 20ft section of new slide gate V-groove track and the pair 4” solid steel wheel. A custom build support bracket for the guide rollers was installed and they replaced the upper gate rollers. The gate chain was cleaned and lubricated.



Continued on page 7

Maintenance Items (from page 6)



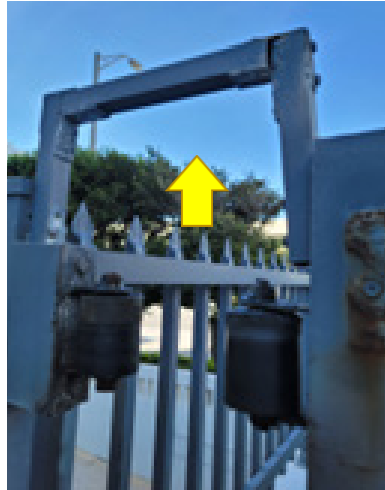
Old V-groove track



new track



Old wheel



Old & New gate bracket

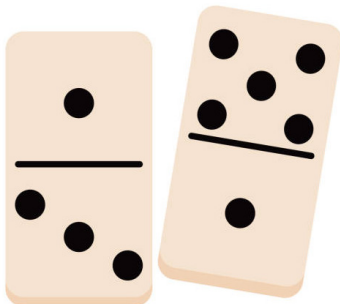


old roller

new roller

DOMINOES

One of your fellow residents is requesting that if you are interested in playing dominoes in the Fiesta Room, please call Sam at (305)785-8590.



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!

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 Boaz, License #P13324

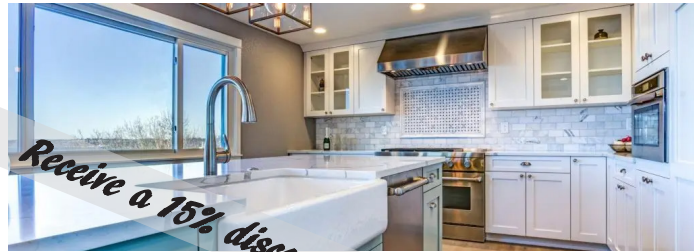
DIAMOND REMODELERS

Full Service Contractors

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



Receive a 15% discount on any remodeling job!

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

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

"Your Experienced Handyman"

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

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any
remodeling
job!

10% OFF
Any
Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 1/31/2024

OCT • DEC 2023

MIAMI BEACH
BANDSHELL
POWERED BY THE MIAMI FOUNDATION

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**
- Juanes (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

MIAMI BEACH BANDSHELL.COM