



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 5

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

January 2024

5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue
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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
Gm@5825corinthian.com
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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

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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

Recycling:

Please rinse recyclables and do not place garbage in the recycling barrels.

Please be advised pizza boxes are recyclable; however, you must make sure that you have removed any food residue from the packaging before it hits the recycling bin. This prevents the food from contaminating other materials and is very important to keep in mind. ONLY empty boxes with no grease or food residue are acceptable to recycle.

Please see an example of what is acceptable to recycle.

Thank you for your cooperation.

Can I recycle my PIZZA BOX?



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

Safety Topic | January 2024



Safety Attitudes and Behaviors



Happy New Year! The beginning of the year represents an opportunity to reset our focus on safety in the workplace and the behaviors that will keep us safe. What lessons did you and your team learn in 2023? Take a few minutes to reflect on any accidents or near misses you experienced and discuss them as a group. When we look back on accidents we were involved in, we are preparing ourselves to avoid these incidents in the future.

***Studies show that approximately 90% of workplace accidents are a result of unsafe behaviors or human error.** Studies also show that the types of behaviors that can prevent accidents include awareness, accountability, and open communication. What does this tell us? By practicing the behaviors that are known to create a safe environment, we are 90% more likely to avoid accidents.

Let's explore 3 key principles that help to create a behavior-based safety culture:

1. At risk behaviors lead to injury; this can include recklessness, poor time management and lack of awareness of surroundings.
2. Safe behaviors contribute to a safe work environment; this includes awareness, common sense, ownership, and open lines of communication.
3. Culture is influenced through attitudes and perceptions; this means that when we view safety as important and worth our attention, we are placing ourselves in a position of power.

Life, simplified.SM

Tema de Seguridad | Enero de 2024



Actitudes y comportamientos de seguridad



¡Feliz año nuevo! El comienzo del año representa una oportunidad para renovar nuestro enfoque sobre la seguridad en el lugar de trabajo y los comportamientos que nos mantendrán seguros. ¿Qué lecciones usted y su equipo aprendieron en 2023? Destine algunos minutos para reflexionar sobre accidentes o accidentes potenciales que experimentó y discútalos como grupo. Cuando recordamos los accidentes en los que estuvimos involucrados, nos preparamos para evitar esos incidentes en el futuro.

***Los estudios muestran que aproximadamente 90% de los accidentes en el lugar de trabajo son resultado de comportamientos inseguros o error humano.** Los estudios también muestran que los tipos de comportamientos que pueden evitar accidentes incluyen conciencia, responsabilidad y comunicación abierta. ¿Qué nos indica esto? Al practicar los comportamientos que se sabe que crean un entorno seguro, es un 90% más probable que evitemos los accidentes.

Exploremos los 3 principios clave que ayudan a crear una cultura de seguridad basada en los comportamientos:

1. Los comportamientos riesgosos provocan lesiones; esto puede incluir imprudencia, gestión deficiente del tiempo y falta de conciencia de los alrededores.
2. Los comportamientos seguros contribuyen a un entorno laboral seguro; esto incluye conciencia, sentido común, responsabilidad y líneas abiertas de comunicación.
3. Las actitudes y percepciones influyen en la cultura; esto significa que cuando consideramos que la seguridad es importante y significativa, nos situamos en una posición de poder.

Life, simplified.SM

PEST CONTROL:

Important Tips for Effective Pest Control in Your Condominium Unit

1. Seal Entry Points: Ensure all windows and doors are properly sealed to prevent pests from entering. Check for gaps, cracks, or any openings that might serve as entry points for insects or rodents.
2. Proper Food Storage: Store food items in airtight containers to minimize attractants for pests. Regularly clean crumbs and spills and avoid leaving food exposed for extended periods.
3. Regular Cleaning: Maintain a clean-living space by regularly vacuuming, dusting, and sweeping. Pay special attention to areas where crumbs or food residue may accumulate.
4. Dispose of Garbage Properly: Dispose of household garbage regularly and use sealed trash bins. Keep outdoor bins away from your unit to deter pests from lingering near your living space.
5. Inspect and Monitor: Conduct routine inspections for signs of pests, such as droppings or nests. Early detection allows for prompt action and minimizes the risk of infestations.
6. Avoid Excess Moisture: Address any leaks or water accumulation promptly, as excess moisture can attract pests. Be mindful of areas prone to dampness, such as kitchens and bathrooms.
7. Collaborate with Management: If you notice a pest issue in common areas or suspect a larger problem, please report it to the management promptly. Timely intervention can prevent the spread of pests within the condominium.



Remember, a collective effort from each resident contributes to a pest-free environment for the entire community. By incorporating these practices into your daily routine, we can collectively maintain a clean and comfortable living space.

Thank you for your cooperation and commitment to ensuring a pest-free condominium for all residents.



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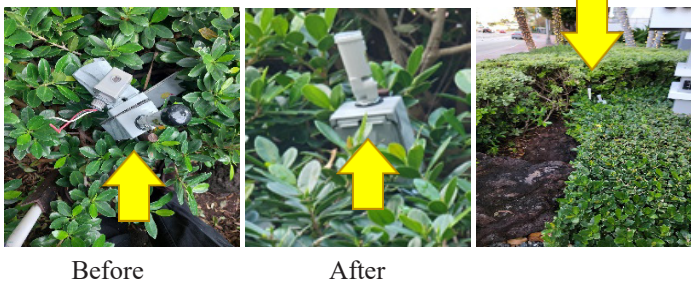
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MAINTENANCE ITEMS

Maintenance replaced the faulty light photocell sensor located in front of the property.



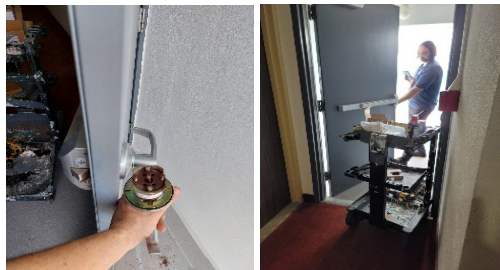
Before

After

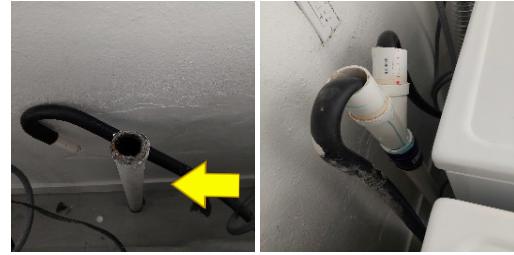
11th floor - Maintenance repaired and adjusted the faulty door handle of the south side door. The door was not closing properly.



10th floor - Maintenance replaced the faulty door handle of the east side door. The door was not opening properly.



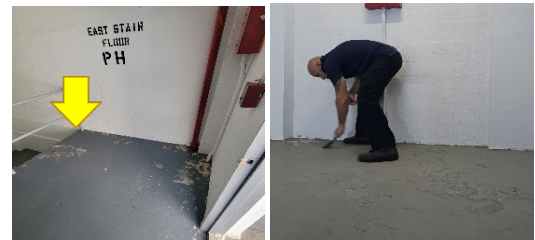
6th floor laundry room - Maintenance reconfigured washing machine drain standpipes to accommodate dual washer discharge that was previously overflowing onto floor.



Before

After

East Stair Floors - Maintenance removed the old floor paint and prepared the floor for painting.



PH floor



12th floor

Continued on page 7

Happy New Year 2024!

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Corinthian. We feel fortunate to have you all as our residents.

stellar

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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



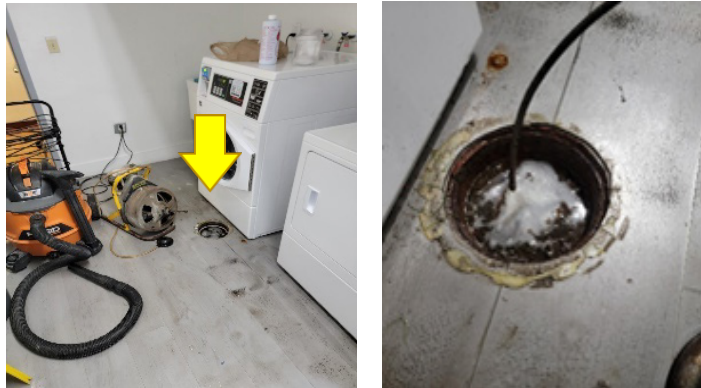
GOT PROPERTY DAMAGE? GET HELP NOW!

Maintenance Items (from page 6)

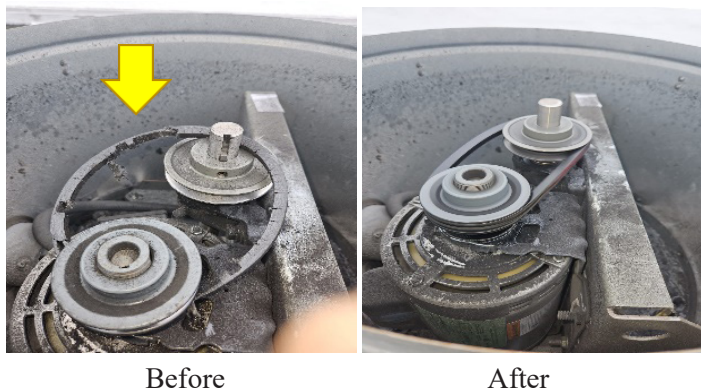
Roof Annual Inspection – Best Roofing performed the RTM Umbrella Maintenance & Inspection on our roof on December 22, 2023. Per Best Roofing the general roof system has an overall grade of D. They strongly suggest that we start budgeting for a replacement. We will get proposals for roof replacement from different companies.

REPAIRS AND MAINTENANCE			RESTORE	REPLACE
A	B	C	D	F
HEALTHY ROOF			WINDOW OF RESTORABILITY	REPLACE
15+ years with proper maintenance	10-14 years with proper maintenance	5-9 years with proper maintenance	2-4 years prior to roof failure	0-2 years prior to roof failure

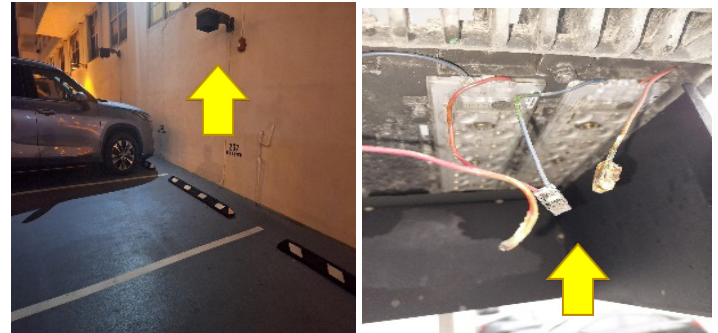
Fixxt Plumbing unclogged the floor drain of the 2nd floor laundry room. The laundry sink was also clogged.



Maintenance replaced the roof exhaust belt of the bathroom A line.



Maintenance repaired two parking lights located on the wall of the upper deck parking. The lights were not turning on. The electrical cables were damaged.



Before

Damaged wires



After

Maintenance repaired one of the pool deck lights. It was not turning on.



After

Continued on page 8

TWO CONVENIENT LOCATIONS

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Maintenance Items (from page 7)

On Thursday, January 18, 2024, City Cool replaced the roof exhaust fan from N & H lines. This fan was a special order. The fan was turned off due to the loud noise it was making.



Old fan

New



After

Maintenance repaired the pothole around one of the garage drains.



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