



Burleigh House

Monthly Newsletter

Volume 21 Issue 7

February 2024

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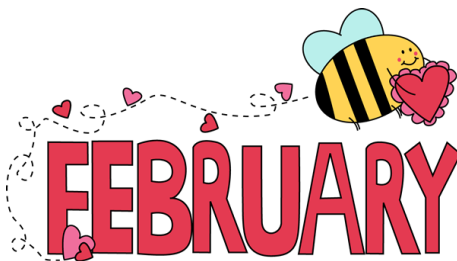
Monday - Friday..... 9:00 to 5:00
Lunch 1:00-2:00 p.m. Closed
WednesdayClosed to the Public
Saturday & Sunday Closed

IMPORTANT NUMBERS

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BURLEIGH HOUSE

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MESSAGE FROM THE BOARD

Second Notice Election Packets are being mailed this week for the Board Election to be held on March 20, 2024. Please vote for the candidates of your choice before or on Election date.

If you have not yet voted regarding the Reserve amount for 2024 please vote as soon as possible. The choices are to either vote for partial funded (\$400k) or full funding (\$600k).

On January 6th a pipe broke on the 3rd floor. We are working with our insurance carrier who will cover all of the expenses for the repairs that include: the Elevators, North Hallway door, baseboard trim and the sheet-rock repairs on the 3rd floor common areas.

As of Feb 1st, our renew came due Liability, Directors and Officers and other miscellaneous policies. For these policies we had an overall increase of 14% for a total of these premiums which are now \$292,375 annually. For 2024 the remaining policy to be renewed is our Property Insurance which will be up for renewal at the end of May.

We are in the final stages of negotiations for the roof contract and required drawings to be submitted to the building department for the permit are almost complete. As we outlined in last month's newsletter our contractor Atlas/Apex and our Engineer Stone Building Solutions agreed that the Soprema multiply roof system was the best solution for our roof. This system by Atlas/Apex has been installed in all the Broward School roofs. The Burleigh House will contract the roof replacement for @ \$1.31M. Stone Building Solutions and Apex are looking at a few possible solutions for the repair of the roof top AC Screen wall that protects the equipment.

In order to complete the Fire Pump project, we determined the location of the connections in the sidewalk near the garage entrance and we needed to make another modification to the scaffolding support in order to provide the necessary access to complete the connection. The contractor is coordinating with the City to start the work to make the connection next week. We are pushing the contractors to complete the project and close out the permit for the diesel fire pump so we can remove the backup generator from the 2nd

Continued on page 2

Message from the Board (from page 1)

floor parking lot that supports our existing electric fire pump.


The Pool coping installation was completed this week and we expect to bring in final pool plaster (Diamond Brite) subcontractor next week along with the Deck Tile installer. Please continue to follow the progress in the bi-weekly project update, but it is important to note that once the deck Tile is installed we still need to close out with the city multiple permits related to the pool, pool deck and its architectural items.

In a prior meeting the Board had presented information about a concession that would provide beach chair and umbrella services on the Beach in front of the Burleigh House. The program with the City requires that the upland owner provide permission for the concession on the beach. After interviewing a few companies, the Board prefers "Esteban Place" as the most suitable service for this concession who will provide the most benefit to the association. In exchange for allowing them to have the concession in front of the BH, Esteban will be donating 40 new chairs and 10 umbrellas at no cost to the BH to be used exclusively on our pool deck. Esteban will also provide free beach services for the first 3 months as well as 50% discount to the BH residents for the future. Esteban will be responsible for all setup, care, maintenance and storage of the beach equipment in their own storage huts with the design being pre-approved by the BH. More details will be presented at the next Board Meeting before the board vote.

As a part of the completion of our 50Yr Cert we will need to upgrade the lighting in our garage in order to comply with the current code. We are working with an Electrical Engineer and lighting supplier to complete

a plan that can be bid out to Electricians. In addition, we will need to replace 17 of the old Federal Pacific electrical panels at the request of our Liability Insurer. The other continuing items needed to receive our 50 yr certification are the completion of the NW and SW Fire Escape Tower their landings as well as the previously identified Garage Repairs.

Many owners have inquired about a recent Lawsuit against the Association from the Stores in relation to the scaffolding. Our attorney always advises the Board not to comment on ongoing litigation. However, since the lawsuit is a public filing anyone, is free to search in the Miami-Dade civil court which is updated in real time to read the latest filings. Since this case is related to prior settlement from 2021 with the stores, we will add that settlement document on building link for owners who wish to read the prior history as well.

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