



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 7

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

March 2024

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



REMINDER

Annual Meeting & Board Election is scheduled for **Wednesday, April 17, 2024, at 7:00 pm.**

Pool Replacement Special Assessment: First payment due April 1, 2024

Please be advised that the Board of Directors of the 5825 Corinthian Condominium Association met at a duly noticed meeting on **February 21, 2024**. The Board levied a special assessment of \$1,308,713 for the pool replacement project.

IMPORTANT: Please inform the Management Office which payment option you will be choosing by April 1, 2024. Failure to advise the Association of your choice via this document or payment in any of the payment option amounts will result in a default payment option for your unit of 120 consecutive monthly payments.

UPDATES

We would like to inform you that as of March 1st, 2024, Orkin is the new pest control service provider for our condominium building.

Orkin is a reputable company known for its expertise in pest management, and we are confident that their services will contribute to maintaining a clean and pest-free environment within our community.

The scheduled pest control services commenced on March 01, 2024, for the common areas and a detailed service schedule for the residential units started on Tuesday, March 5th, 2024, is below. During this transition, we appreciate your cooperation and understanding.

Orkin pest control service schedule:

- First Tuesday of the month: 2nd, 3rd, 4th, and 5th floors
- Second Tuesday of the month: 6th, 7th, 8th, and 9th floors
- Third Tuesday of the month: 10th, 11th, and 12th floors
- Fourth Tuesday of the month: 14th, 15th, PH1, and PH2 floors

If you have any specific concerns or questions regarding the new pest control services, please feel free to reach out to the Management Office.



**ALBANY HOMES
CONSTRUCTION**
General Contractor

www.AlbanyHomes.us
786-271-7192 | mts@albanyhomes.us
CGC1524580

“WE MAKE HOMES BETTER”



SERVICES INCLUDE:
Any small or large construction project
Bathrooms • Kitchens • Painting
• Tile, wood and vinyl floors
• Interior doors • Popcorn removal
Quiet exhaust fans • General repairs



MAINTENANCE ITEMS

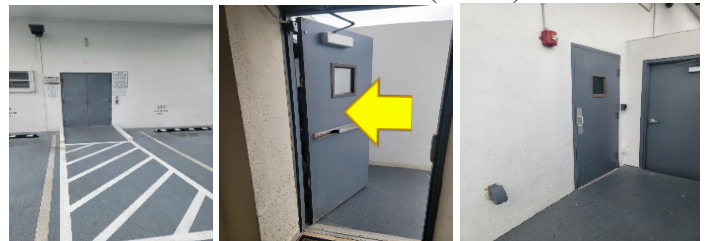
Maintenance painted the contractor entrance doors and 2nd floor door located on the east side.



Primed Door



Contractor entrance (before)



2nd floor- east side entrance (before)

1st Floor North Door -Maintenance replaced the faulty door closer and repaired the door, paint to follow.



Before

Maintenance Items (cont. from page 2)



after



exterior side- before & after

Maintenance repaired and lubricated the door closer to the main entrance door. The door was not closing properly.



Fantasy Gates completed the pedestrian gate repair. They welded a support bracket to the gate. The door was not closing properly.



Completed

Janitorial staff performed a deep cleaning of all the laundry rooms.



Continued on page 4





REALETY GROUP



Carlos Jiménez

📞 754 - 234 - 6967

Broker
Carlos@cjrealttygroupllc.com

Gladys Sánchez

📞 786 - 451 - 8541

Real Estate Agent
gladys@cjrealttygroupllc.com

New listing

MAR DE PLATA

RIGHT ON THE BEACH

6423 COLLINS AVENUE, APT 207 MIAMI BEACH

1 Master Bedroom + Den, 2 Full bathroom, 1371 Sqft

WE ARE HERE TO ADVISE YOU IN ALL YOUR REAL ESTATE NEEDS



SELL - BUY - RENT - INVESTMENT - PROJECTS

SOUTH FLORIDA

CALL US!

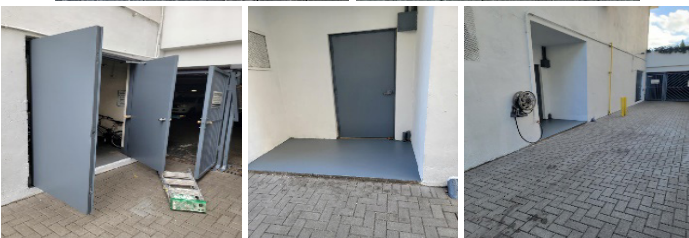
ENGLISH AND SPANISH

Maintenance Items (cont. from page 3)

Maintenance painted the south side walls, stair door and exterior exit floor.

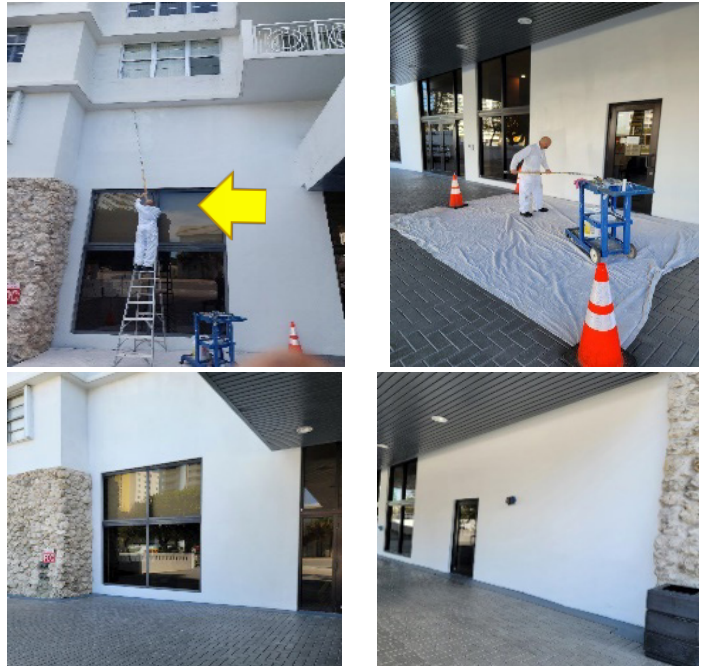


before

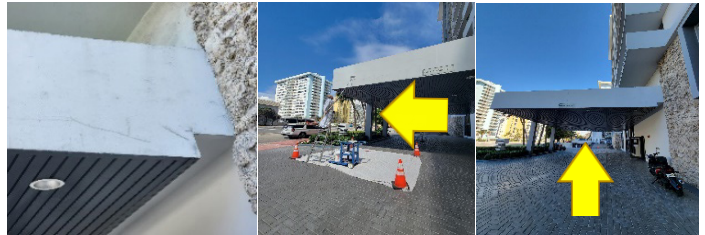


after

Maintenance painted the front wall of the building.



After



Before

After

Maintenance painted the concrete surrounding the driveway pavers.



Before

After

"A man who stops advertising to save money is like a man who stops a clock to save time." – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP
PUBLICATIONS, INC.**

305-981-3503 www.cgpnewsletters.com

Continued on page 6

Get exclusive savings on
the latest hearing technology plus
receive a complimentary hearing test.
Now through March 31st

Luck of the Ear-ish

RX HEARING AID SALES EVENT



HEAR IT FOR YOURSELF!

Recent technology has revolutionized how Hearing Aid Specialists can resolve hearing loss. On your first appointment, we will demonstrate cutting edge technology, and how it can impact how well you hear - whether it be a noisy environment, or the quiet of your home. We will also show you the power of Bluetooth and devices that work with your phone to improve your hearing.

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
Board Certified in Hearing Instrument Sciences



Scan me to find our nearest office & to request an appointment online.

WE SPECIALIZE IN SECOND OPINIONS!

CALL US TODAY! (888) 272-9589

19046 NE 29th Avenue, **Aventura**

222 95th Street, **Surfside**

www.HearAgainAmerica.com



LIMITED TIME OFFER! TRY RESOUND

Get fully digital Rx Hearing Aids from RESOUND with LIFETIME SERVICE starting at

\$1495 per pair

Resound Key 2

LIMITED TIME OFFER! DON'T SETTLE FOR ORDINARY

Starkey's Genesis AI hearing aids feature a **waterproof design & rechargeable battery** than can last up to 51 hours on a single charge.‡

Get \$1000 OFF

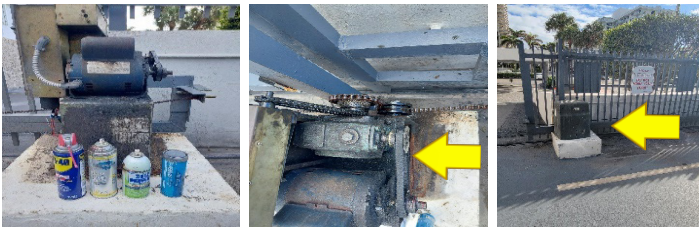
your purchase of a new pair of Genesis AI hearing aids.*



‡RIC Model. *Cannot be used on prior purchases or combined with another discount.

Maintenance Items (from page 4)

Maintenance lubricated the upper deck parking gate motor.



Dash Door replaced the threshold from the 3rd floor -11th floor.



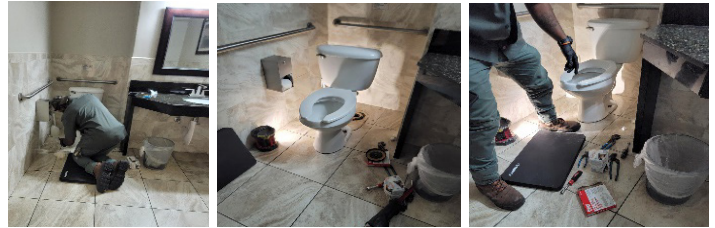
Before (11th floor) after

Roof exhaust fan – City Cool replaced the F line kitchen line exhaust fan. The fan was making a loud noise. Per City Cool, the roof exhaust fan needed to be replaced.



Old exhaust fan

Fixxt Plumbing replaced the faulty toilet wax seal from the men's 2nd floor bathroom.



Ittware replaced the faulty fob reader from the main entrance door. The reader was not working.



Old fob reader



Continued on page 7



stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

Rami Boaz License #P17524

SAFETY TOPIC | TEMA DE SEGURIDAD

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

Safety Topic | March 2024 

Ladder Safety



Did you know? Each year, more than 500,000 people in the United States experience a ladder related injury. Each year the month of March is dedicated to national ladder safety. This month, associates at FirstService Residential will be focusing on ways to enhance awareness and prevent ladder injuries. We encourage each team to participate in the weekly discussions and activities listed below.

Week 1 – The importance of ladder safety. Discuss the types of ladders that are being used in your workplace and review the following:

- a) Who is responsible for / what is the cadence for inspecting the ladders to ensure they are in good working condition? Create a checklist to ensure ladders are a part of your existing inspections. This should include checking all mechanical components, the rungs and reviewing the manufacturer use instructions for care.
- b) What tasks are ladders currently being used for? Has each associate using these ladders been trained in the proper use? Have you reviewed the company's ladder safety policy? Did you know that various tasks may require a different type of ladder? List the different tasks that are being performed and which ladder is appropriate to use.
- c) Discuss ladder use protocol. There should always be at least 3 points of contact between the person and the ladder. Only move up or down on the ladder in the center to maintain your balance; never swing, lean, or hang over the sides. Avoid carrying items in your hands to allow you to grasp the sides of the ladder.

Life, simplified.SM

Tema de Seguridad | Marzo 2024 

Seguridad con las escaleras



¿Sabía usted? Cada año, más de 500,000 personas en Estados Unidos sufren una lesión relacionada con escaleras. Cada año el mes de marzo está dedicado a la seguridad nacional con el uso de escaleras. Este mes, los asociados de FirstService Residential se centrarán en revisar las formas de aumentar la conciencia y evitar lesiones con escaleras. Instamos a todos los equipos a participar en las discusiones y actividades semanales que aparecen a continuación.

Semana 1: La importancia de la seguridad en las escaleras. Discuta los tipos de escaleras que se utilizan en su lugar de trabajo y revise lo siguiente:

- a) ¿Quién es responsable / cuál es la frecuencia de inspección de las escaleras para asegurar que están en buenas condiciones operativas? Cree una lista de verificación para asegurar que las escaleras sean parte de sus inspecciones existentes. Esto debe incluir chequear todos los componentes mecánicos, los peldaños y revisar las instrucciones de cuidado del fabricante para su uso.
- b) ¿Para qué tareas se utilizan actualmente las escaleras? ¿Ha sido capacitado cada asociado para su uso correcto? ¿Ha revisado la política de seguridad sobre escaleras de la compañía? ¿Sabía que tareas diversas requieren un tipo diferente de escalera? Enumere las diferentes tareas que se realizan y qué escalera es adecuada para su uso.
- c) Discuta el protocolo de uso de las escaleras. Siempre deben existir al menos 3 puntos de contacto entre la persona y la escalera. Muévase solo hacia arriba o hacia abajo en el centro de la escalera para mantener su equilibrio; no se balancee, incline ni se cuelgue de los lados. Evite transportar artículos en las manos para que pueda asirse a los lados de la escalera.

Life, simplified.SM

WANTED

PRINT JOBS

anything that puts ink on paper

**Denizens | Businesses | Club Promoters
Schools | Restaurants | County | City**

Events • Reunions • Graduations • Obit Books • Weddings
Promotional-Branding Materials • Announcements
Biz Cards • Pamphlets • Brochures
Yearbooks • Posters-Banners • Vehicle Wraps

**Condo/HOA Managers/BODs
Mgmt Companies-Residential or Commercial**

Voting/Elections Packages • Annual Notices (w/ affidavits)
Letterhead • Complete Property Signage
Parking/Scooter/Bicycle Stickers and Decals
Window Lettering-Wraps • Newsletters • Binding

CONTACT MARC *(the newsletter guy)*
cgpimarc@earthlink.net
786-223-9417
for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL ***
 Tight time lines, rush jobs ...
 we'll do our best to help meet your commitments.

7441 Wayne Ave
PARKVIEW POINT #15B


Call Now!
Rosa Jacquelin
(786) 239-1283





*Love Where
You Live!*





www.SignatureHomesOfMiami.com

TWO CONVENIENT LOCATIONS



EMERGENCY CARE 24/7

DR. EDY A. GUERRA
New Patient Special \$79
 (D0210, D0150, D110)

9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626

4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444

dredyaguerradds@gmail.com
www.dentistsurfside.com



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



SCAN ME

DIAMOND

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

REMODELERS

Full Service Contractors

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

<ul style="list-style-type: none"> • Painting, Condo, House, Apt. Roof Painting • Popcorn Ceiling Removal • Smooth Ceilings • Framing, Drywall & Finishes 	<ul style="list-style-type: none"> • Full Service Contractors • Plumbing & Electrical Service • Doors / Windows • Mirror Installation <p style="text-align: right; font-size: small;">EST. 1980</p>
---	---

- 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 4/30/2024

