



# The Grandview Condominium Association, Inc.

Volume 11 Issue 11

April 2024

**Grandview Condominium** :  
**5900 Condo Association, Inc.**  
5900 Collins Avenue  
Miami Beach, Florida 33140

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### Newsletter Editors

Desiree M. Gomez & Sidney Elkin



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## BIENVENUE DESIREE GOMEZ

Meet the new Manager: With the recent arrival of a new condo manager at The Grandview, owners and residents are eager to become better acquainted with Desiree Gomez.



A recent interview revealed a multi-talented and highly experienced property manager. Desiree comes to The Grandview as a licensed property manager who has managed diverse condo properties, homeowner’s associations and multi-use properties for 20 years. She has been associated with and worked under the supervision of First Service Residential. Desiree also has experience as a human resources specialist.

When asked about her first impressions of The Grandview, she said, “my initial impressions of The Grandview were overwhelmingly positive.” She pointed out that every aspect of the building “exuded warmth and hospitality.” She remarked that she was greeted by a “sense of genuine welcome” and “the building team and residents embraced me with open arms and hearts.” She noted that she is truly appreciative of the warm reception.

In comparing the challenges of The Grandview with other properties she has managed, she explained that the common challenges of managing a condo building were the same, ensuring sound financial management, budgeting, fee collection, and managing reserves. Resident demographics and cultural background will present a difference in the Manager’s job.

*Continued on page 2*

**New Property Manager** (cont. from page 1)

In responding to what future changes or improvements she might consider, Desiree said, “in collaboration with First Service Residential, I would consider introducing community engagement initiatives, programs or events, to promote engagement in order to strengthen bonds among residents.” This would help create a more cohesive and community atmosphere, she explained.

Some personal background notes: Desiree is a classically trained musician, specializing in piano and voice. An avid concert-goer and music listener, she has a passion for literature, cinema, and traveling to new destinations.

Born in the Bronx, in New York City, her family relocated in Miami when she was a youngster. She is a graduate of Barry University, majoring in political science, with minors in French language and culture and criminal justice. She earned a Human Resources Management certification from the University of Miami. She is fluent in English, French, and Spanish and even proficient in Mandarin.

Residents are fortunate to have a manager with so many great attributes.




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# GARBAGE CHUTE ETIQUETTE

The Condo Board of Directors and Management would like to remind unit owners and other residents of the proper and appropriate use of the Condo garbage chute. Here are a few procedures to be followed for the benefit of all residents and especially for the protection of Condo employees:



1. Garbage should be placed in sturdy plastic bags and securely tied so that garbage is not dispersed in the chute or in the garbage room bins. **GARBAGE SHOULD NEVER BE PLACED ON THE FLOOR OF THE TRASH ROOM.**
2. Cat litter must be safely placed in plastic bags and carefully tied to protect the health and safety of maintenance employees.
3. Large or bulky household items must never be thrown down the chute. Recently somebody improperly disposed of golf clubs in the chute. If the throwaways are too large or heavy, please call the front desk so arrangements may be made for employee pickup. Large items may damage the chute.
4. Hangers disposed directly down the chute have caused a blockage and damage to the chute requiring extra time and effort to untangle. Hangers and small items as broken glass, plates or other sharp articles should be carefully wrapped and placed in plastic garbage bags to prevent injury to staff. Plants should never be placed in the chute.
5. Recycling materials, newspapers, magazines, junk mail, aluminum containers, tin cans, glass jars, cardboard food boxes and cardboard shipping boxes, need to be brought to the recycling bins located on P1 and P2 level near the elevators.

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## Grandview House Rules and Regulations

Owners and residents of The Grandview may not be aware of the many House Rules adopted by the Board of Directors Here is a partial list of some significant Rules:

1. Residents must not sweep debris and water from their balconies in order to avoid impacting their neighbors on lower floors;
2. Food and beverage may not be consumed outside of each apartment unit.
3. No repairs or construction may be performed within a unit by owners, contractors or sub contractors prior to 9 A.M. or beyond 5 P.M. Monday through Friday.
4. No alterations within a unit may take place without first obtaining written consent from the Association.
5. Residents shall exercise proper care to minimize noise from the use of musical instruments, radios, TV's, amplifiers or other loudspeakers, so as not to disturb other persons occupying adjoining units.
6. Appropriate clothing is expected to be worn in the Common elements. All persons, including children, should wear footwear, shirts/blouses shorts or comparable cover-ups. Uncovered swim wear and/or bare feet are permitted on the recreational deck.
7. Children are not permitted to play in the Common Elements, except on the Pool Deck and Multifunction Room Terrace and only under adult supervision.
8. The use of wheeled recreational equipment, such as roller skates, roller blades, skate boards, tricycles and bicycles, is prohibited in Common Elements.
9. Residents moving into or out of a Unit shall do so only between 9 A.M. And 5 P.M., Monday through Friday. Elevator reservation must be made and a security deposit of \$500.00 and a \$100.00 move in/move out non-refundable fee must be made.
10. Tenants shall not harbor any pets at The Grandview. Any tenant owning a pet on or before the effective date of these Rules and Regulations shall be exempt. The rules were adopted on July 20, 2013.

## EARTH DAY 2024

On Monday, April 22, millions of people will celebrate and work to protect Planet Earth and our natural environment. The theme of this year is "Harmony Between Humanity and Nature." The arching label provided is "Planet V. Plastic." We should recall that the first Earth Day in the U.S.



Was proclaimed and organized by Senator Gaylord Nelson of Wisconsin on April 22, 1970, when he called upon students to raise awareness about environmental issues. As a faculty member at one of the campuses of a major University, I was fortunate to be able to help students to celebrate the first Earth Day. They decided to acquire and bury an 8-cylinder auto engine on the Campus as a symbol of an excessive air polluting object. Today plastic pollution is the cause of global crises for wildlife and human health as millions of tons of plastic waste end up in oceans, rivers and landfills, contaminating eco systems, harming marine life and contributing to climate change. Plastics are non-degradable and do not break down but may persist for hundreds of years. Plastics contain harmful chemicals which leach into the environment and food chain. It has been suggested that we make Earth Day Every Day by reducing the use of plastic bottled water, use a bike, walk or take public transportation to reduce auto pollution. Use energy efficient motor vehicles and keep them in good repair. To help reduce climate change, it is necessary that harmony between humanity and nature be pursued.

**ADOPT THE MOTTO TO REDUCE, REUSE, RECYCLE**

Sidney Elkin





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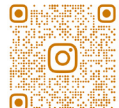
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