



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 8 A Newsletter for the Residents of the The Corinthian Condominium Association, Inc. April 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

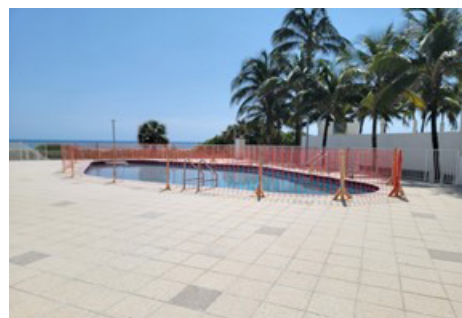
Annual Meeting & Board Election is scheduled for Wednesday, April 17, 2024, at 7:00 pm.

UPDATES

POOL DECK REPAIRS - UPDATE: 04/12/2024

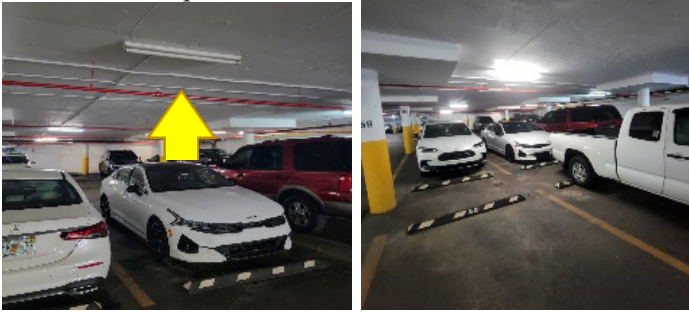
- The pool deck area designated as the alternate means of egress and ingress to the beach for our residents is completed.
- We started draining the pool and a safety fence was installed surrounding the pool.
- The mezzanine door that exits to the pool deck is closed and will remain closed during construction.
- The demolition & removal of existing pavers will start on Monday, April 15th.

We are planning to send out regular communications to keep all owners and residents informed as work progresses.



MAINTENANCE ITEMS

Maintenance replaced some of the garage faulty lights.



Before

after

Maintenance cleaned the pool deck drains located in the garage.



The janitorial staff cleaned the beach chairs room located on the 2nd floor. The floor was painted.



Painted floor

Maintenance unclogged the 4th floor laundry room sink. Someone cleaned something that had sand and clogged the sink.



Orkin put rodent bait stations around the garage.

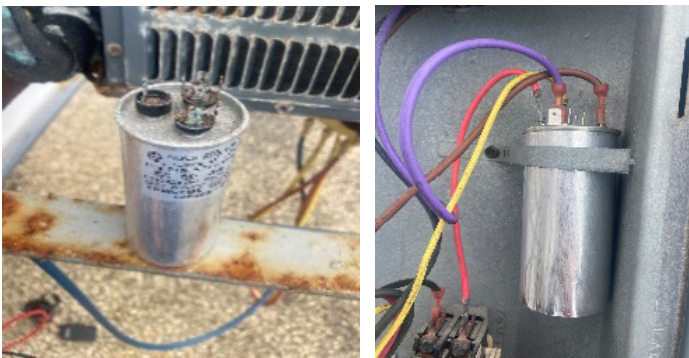


PH2 floor common area hallway A/C unit – City Cool repaired a leak in the cooper line of the unit. The unit did not have any freon. The system was vacuumed and freon was added.



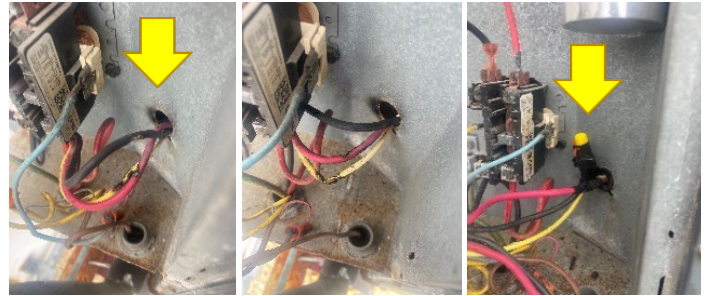
Maintenance Items (cont. from page 2)

The elevator mechanical room A/C unit - City Cool replaced the unit burned capacitor and repaired burned compressor wiring.



Damaged capacitor

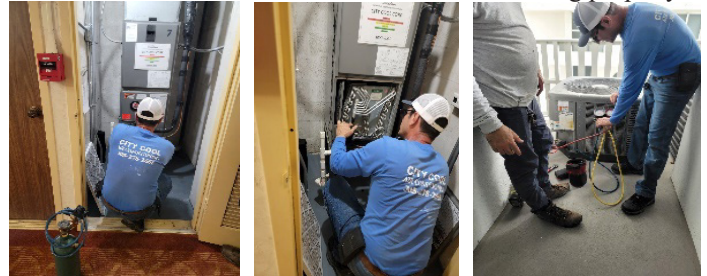
new capacitor



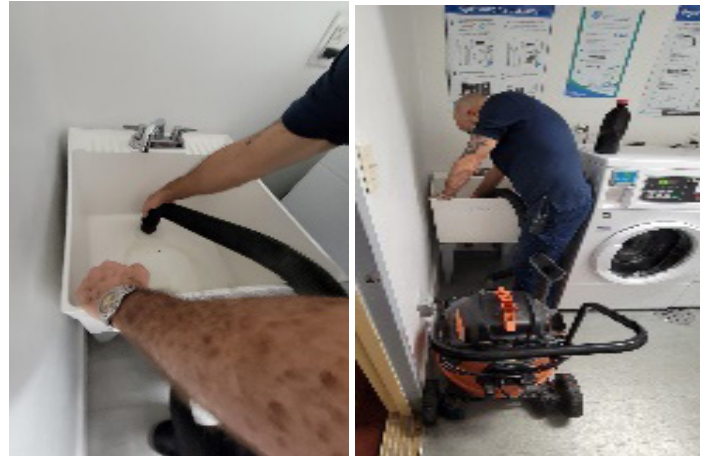
Burned wiring

after

7th floor common area hallway A/C unit – City Cool defrosted the AC system, pumped down the system and removed TXV valve and installed a piston set and reconnected the pipes. They checked the unit freon level. The a/c was not working properly.



Maintenance unclogged the laundry sink of the 15th, 14th and 12th floors.



Clogged drain



after



**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 (cont. from page 3)

First Onsite provided water mitigation training for the staff on Tuesday, March 13, 2024. The training includes courses covering water damage restoration, and how to react in case of an emergency. This course is designed to teach non-restoration personnel that perform remediation work to give them a better concept of water damage, its effects, and techniques for drying structures.

The staff was given a tour of the mechanical room on the 1st floor and shown the different equipment and shut off valves.



Maintenance painted the exterior doors on the 2nd floor.



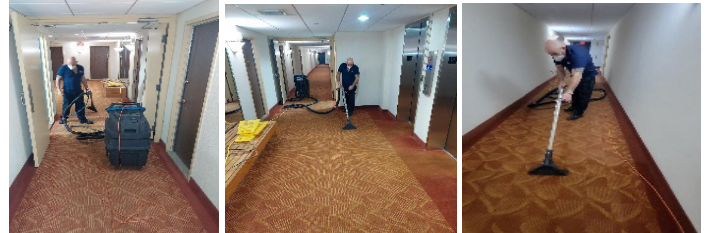
after



Carpet Cleaning – Maintenance cleaned the hallway carpet from the PH floor to the 2nd floor.



PH1 floor Dirty water



15th floor

11th floor

The wheelchair annual inspection was done on Monday, March 18th by Florida Lift, and ATIS escalator inspector. The wheelchair passed inspection and the report will be sent to the City of Miami Beach to obtain the city operating permit card.



Continued on page 6

“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

Published monthly at no cost for The Corinthian by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a FREE newsletter for your property.

**NOW THROUGH
APRIL 30TH**

Get exclusive savings on the latest hearing technology plus receive a complimentary hearing examination.

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

WE ARE NOT FOOLING WITH THIS SALE!

Special savings on fully digital Rx hearing aids from Phonak & Starkey.

Get the fully digital P30 Rx Hearing Aids from Phonak with LIFETIME SERVICE starting at

\$1990 *per pair*

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 (cont. from page 4)

Maintenance painted the 1st floor corridor walls.



after

Maintenance replaced the faulty gym lights with led lights.



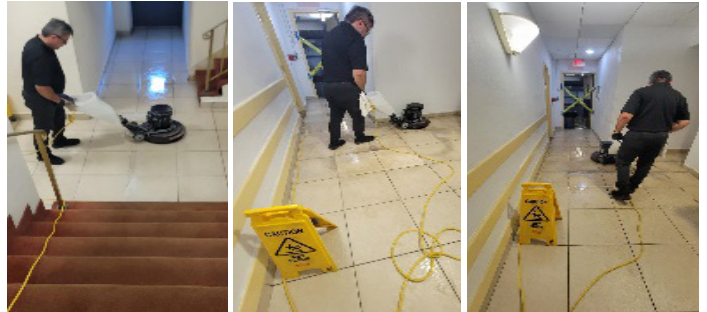
All the common area air conditioning room floors were painted.



Before

after

The janitorial company, ASI cleaned and polished the floors of the contractor entrance and the 1st floor corridor.



Before

after



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 April, which was held in both English and Spanish. See flyers in English and Spanish attached.

Safety Topic | April 2024 

Electrical Safety



Safety in the workplace begins with you. Our culture includes a focus on awareness and personal accountability to ensure work is completed in the safest way possible.

GSS #10 'Safety and security are everyone's responsibility. We follow safety policies and procedures, and we know our individual and collective roles in emergency situations.'

A culture of safety does not mean having an incident free workplace. It means having a workforce with associates who are alert, aware of their surroundings and are always on the lookout for any potential hazards or dangerous conditions. Being alert means always being able to spot potential hazards.

We rely on electricity as a part of our day-to-day operations. Common examples include tools, housekeeping equipment, office equipment and lighting. Working with electricity, directly or indirectly, can create hazards and may even become deadly. Unfortunately, many people are unaware of the hazards and are more susceptible to injury.

According to OSHA, the most common electrical injuries in the workplace include:

- Contact with power lines or other electrically charged sources (i.e., tools and equipment)
- Lack of ground fault protection (this is equipment that provides protection from the effect of ground faults)
- Path to ground missing or interrupted; this can be due to deterioration, mechanical damage or environmental wear and tear.
- Electrically charged equipment not being used in the proper way
- Improper use of electrical / extension cords

Life, simplified.SM

Tema de Seguridad | Abril de 2024 

Seguridad eléctrica



La seguridad en el lugar de trabajo empieza con usted. Nuestra cultura incluye un enfoque en la conciencia y la responsabilidad personal para asegurar que el trabajo se haga de la manera más segura posible.

GSS #10 'La seguridad y la protección son responsabilidad de todos. Seguimos las políticas y los procedimientos de seguridad y entendemos cómo responder de manera individual y colectiva en situaciones de emergencia.'

Una cultura de seguridad no significa tener un lugar de trabajo libre de incidentes. Significa tener una fuerza laboral de asociados que están alertas, conscientes de sus alrededores y siempre están pendientes de cualquier peligro potencial o condición peligrosa. Estar alerta significa poder detectar siempre peligros potenciales.

Dependemos de la electricidad para realizar nuestras operaciones diarias. Ejemplos comunes incluyen herramientas, equipos de limpieza, equipos de oficina e iluminación. Trabajar directa o indirectamente con electricidad, puede crear peligros e incluso llegar a ser mortal. Desafortunadamente, muchas personas desconocen los peligros y son más susceptibles a sufrir lesiones.

De acuerdo con la OSHA, las lesiones eléctricas más comunes en el lugar de trabajo incluyen:

- Contacto con líneas eléctricas u otras fuentes cargadas eléctricamente (por ejemplo, herramientas y equipos)
- Falta de protección contra fallas a tierra (este es el equipo que proporciona protección contra el efecto de las fallas a tierra)
- Falta o interrupción de la ruta a tierra; puede deberse a deterioro, daños mecánicos o desgaste ambiental (herramientas y equipos)
- Equipos cargados eléctricamente que no se utilizan de manera adecuada
- Uso inadecuado de cables eléctricos/cables de extensión

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!



VIDEO

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 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



@DIAMONDREMODELERS

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- 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 5/31/2024





