



Burleigh House

Monthly Newsletter

Volume 21 Issue 10

May 2024

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- Manager** Mercy Alvarez, LCAM

OFFICE HOURS

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

IMPORTANT NUMBERS

- Office**.....(305) 866-7314
- Fax**(305) 866-8733
- Security**.....(305) 861-1869

BURLEIGH HOUSE

Condominium Assn. Inc.
7135 Collins Avenue
Miami Beach, FL 33141



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GREETING FROM THE 2024 BOARD

We have been off to the races with a suite of challenges, and here is a quick update to inform you of our actions. A thank you to Mercy and the staff for their continued support.

- 1) One of the cooling tower fan motors failed and was replaced last week.
- 2) While excavating the sidewalk in front of the garage to make the connection to the new fire pump, we discovered additional repairs to the branch connection that required a permit revision. This further delayed the process by requiring the city's permit review and additional intermediary inspections which are underway.
- 3) We were forced into Firewatch as the existing electric fire pump controller had a failure on the circuit board. Fortunately, we were able to locate the spare parts for the obsolete controller board from our supplier contacts and restore the operation of the pump allowing us to come off Firewatch just today.
- 4) Our domestic water supply line will be replaced after discovering a leak where the line emerges from underground. The new supply line will be placed in the same trench of as is for the fire pump.
- 5) Several other emergency waste plumbing repairs have been made for the residential units.
- 6) Final submissions are being made for the roof permit after the city required updated drainage calculations from our engineer.
- 7) We have the new electrical lighting plan for the Garage out for bid now having just received the plans from the engineer. Along with that project we will be required to replace the obsolete Federal Pacific electrical panels in the common areas.
- 8) We are working to unclog the drain that handles the drainage for the eyebrow above the commercial units in front courtyard after having a company with electromagnetic detection capability identify that it ties into the main rainwater drainage system that runs in the garage.
- 9) Our property insurance is renewing at the end of May and fortunately the markets have settled down this year and we are expecting our policy renewal rates to be flat year on year from 2023.
- 10) The bank is renewing our emergency line of credit of 500K which we can use for emergency repairs. We have had this line for 6 years and fortunately have not needed to use it, as we were able to make most other mechanical and electrical systems repairs from our Reserve funds.
- 11) The pool mechanical systems passed all their permit inspections. We expect to complete the deck tile installation and the remaining architectural installations by the end of June. At that time, we can call for the Florida Department of Health inspection who can give us authorization to open the pool.

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Melanie Plotkin, H.A.S., Hearing Aid Specialist
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DETECT-A-LEAK WEEK

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.

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