



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 9

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

May 2024

5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue
Miami Beach, Florida 33140
GM@5825corinthian.com
FSRsouth.FSRconnect.com/
5825CorinthianCondo

ASSOCIATION OFFICERS

President..... John Vest
Vice President Maria Chirino
Treasurer Mirna Serrano
Secretary..... Alicia Aloise
Director Derrick Attard
Director William Manso

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

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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.



2024 Hurricane Season Preparation Guide

Hurricane season starts on June 1st and continues through November each year. It is crucial to prepare if the worst should happen. The Management team has been organizing and equipping on-site personnel with resources and setting up protocols for efficiency. We encourage all residents to do the same; learn about hurricanes, how to prepare, and what to do before, during, and after a hurricane.

We will send tropical alerts, periodic storm updates, and links throughout the season to guide the community.

If you are not in residence, please ensure that all balcony items are removed and brought inside as they may become projectiles and cause damage.

UPDATES

Pool Deck Repairs

Update: 05/10/2024

The demolition and removal of the pool deck planters continues. The removal of existing waterproofing started and will continue until next week. All vehicles must continue to use the entrance gate to enter and exit the garage. There are signs in the garage to guide residents in and out of garage. We are planning to send out regular communications to keep all owners and residents informed as work progresses.



MAINTENANCE ITEMS

Maintenance repaired the corroded door frame of the elevator mechanical room located on the roof.

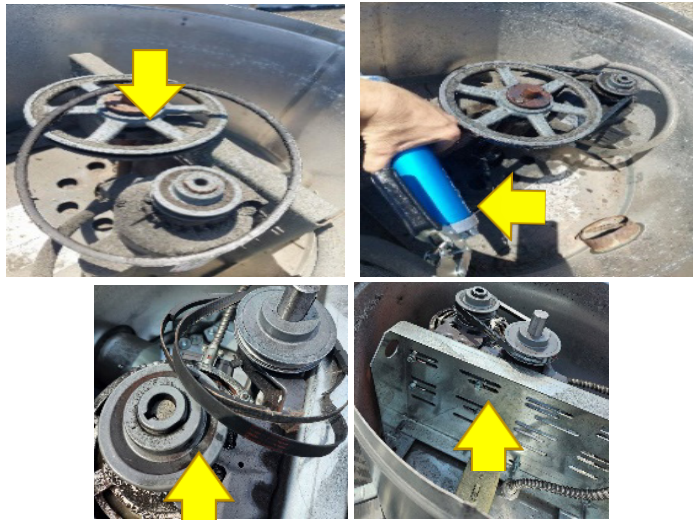


Before

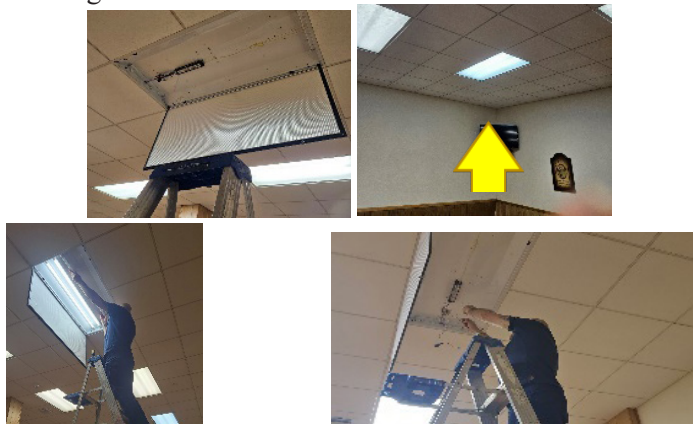
after



Maintenance replaced faulty belt and lubricated the roof exhaust fan of the K bathroom and kitchen line



Maintenance replaced the faulty Billard Room lights with LED lights.



Maintenance painted the walls of the elevator mechanical rooms located on the roof.



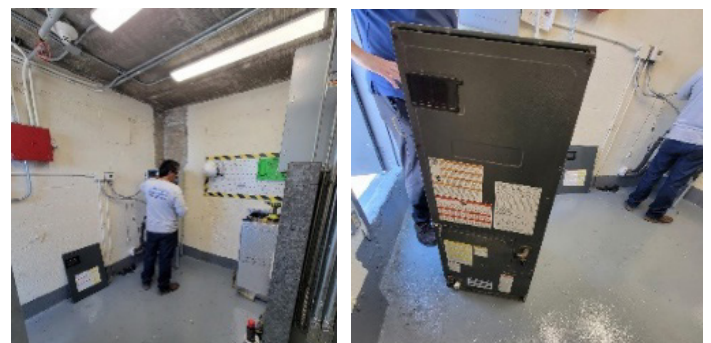
Before

after

City Cool replaced the a/c unit of the elevator mechanical room located on the roof. The compressor was not working. This unit has given us problems in the last weeks.



Old and new unit



Continued on page 3

Maintenance Items (cont. from page 2)

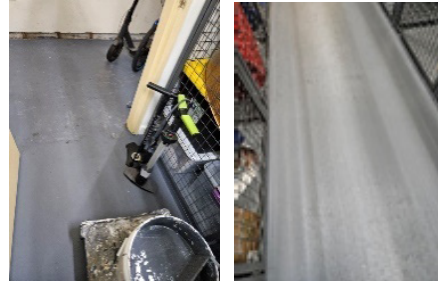
Fantasy Gate installed a sensor to convert the garage entrance gate to be open from inside. This sensor will allow vehicles to exit the garage through the garage entrance while the garage exit gate is closed due to construction.



Garage floor sensor and switch.

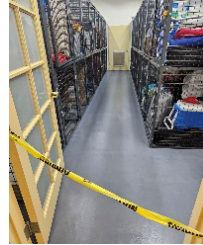


Maintenance painted the floor of storage room # 1 and 2 located on the 1st floor.



Storage#1 – before

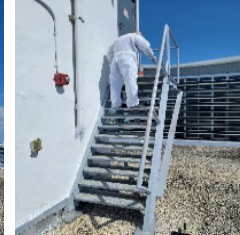
after



Storage#2 Before

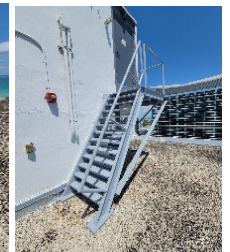
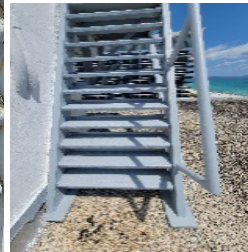
After

Maintenance painted the staircase of the elevator rooms located on the roof.

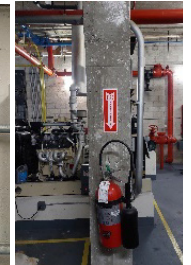
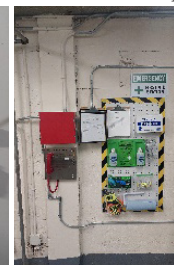


Before

after



Maintenance updated and added some of the expired/missing personal protective equipment (PPE) in the different common area rooms. The damaged signs from the common area rooms were replaced.



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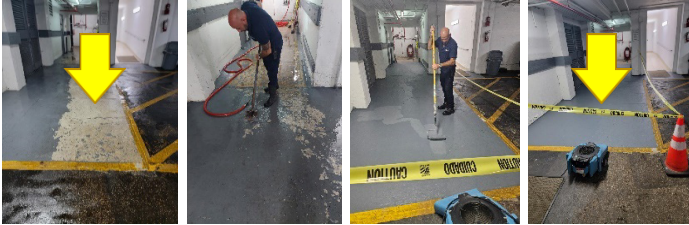
SERVICES INCLUDE:

- 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)

Maintenace removed the old floor paint and painted the floor of the garage trash room entrance.

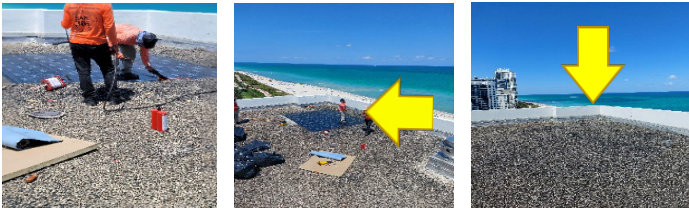


Best Roofing performed repairs to the section of the roof above unit PH2-L. They cut & removed the flat roof system down to concrete deck, up to two hundred (200) Square Feet of flat roof system. They found a hairline crack on the roof concrete in the area above the leak of unit PH2-L.

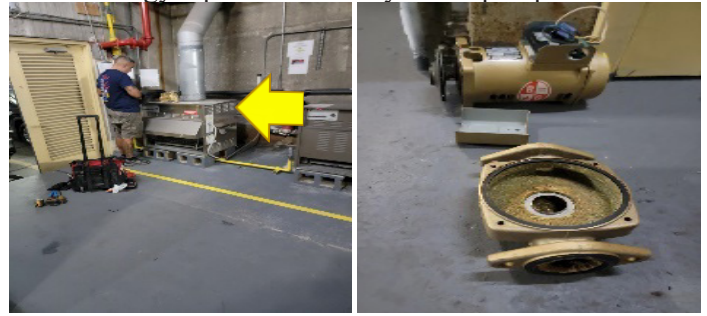


Hairline crack on the concrete

after



Karch Energy replaced the faulty boiler pump motor.



Old motor



new motor

after



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