



# 5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 10

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

June 2024

## 5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue  
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GM@5825corinthian.com  
FSRsouth.FSRconnect.com/  
5825CorinthianCondo

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**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

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### OFFICE HOURS

**Monday-Friday**..... 9:00 AM - 5 PM  
**Holidays** .....CLOSED

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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



## REMINDERS

### Recycling: Please rinse recyclables and do not place garbage in the recycling barrels.

Please be advised pizza boxes are recyclable; however, you must make sure that you have removed any food residue from the packaging before it hits the recycling bin. This prevents the food from contaminating other materials and is very important to keep in mind. ONLY empty boxes with no grease or food residue are acceptable to recycle. Do not put the pizza boxes on top of the laundry table. Please see an example of what is acceptable to recycle. Thank you for your cooperation.

### Can I recycle my PIZZA BOX?



**Pest Control:** We have several units that do not want the monthly pest control service provided by the Association. Please realize that bugs do travel, so it is necessary for all apartments to be treated to prevent a building wide infestation. The Association provides a monthly pest control spray for all owners. Thank you for your cooperation.



# 2024 HURRICANE SEASON PREPARATION GUIDE

Hurricane season starts on June 1<sup>st</sup> 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.

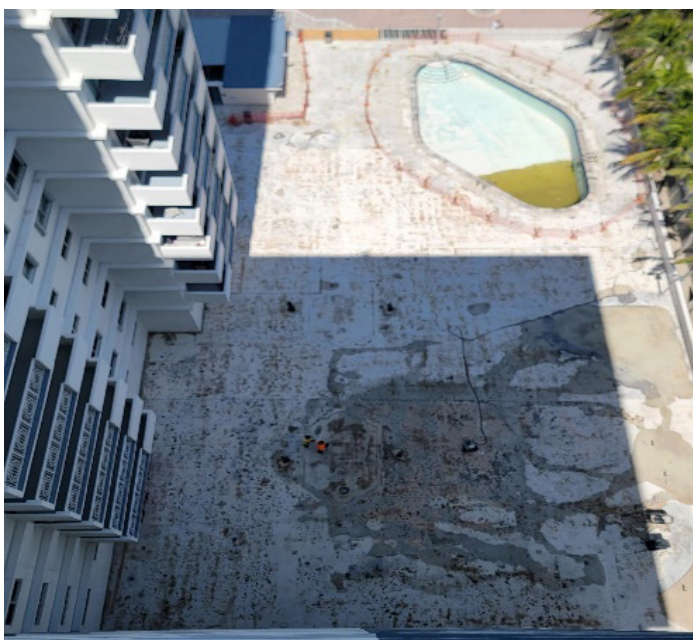
**If you are not in residence, please ensure that all balcony items are removed and brought inside as they may become projectiles and cause damage.**

## UPDATES

### Pool Deck Repairs - Update: 06/07/2024

- After the deck was pressure washed, the contractor and Hillman Engineering inspector confirmed partial depth repairs to the pool deck structural slab. Hillman’s inspector marked these areas, which total about 1,222 SF. The areas where the planters were located did not have damage, the area just had to be leveled. Attached you will find the report with the repair breakdown and photos.
- The pool deck lights will be removed next week to prepare the area for the waterproofing material. Please note that the pool deck will be dark.
- Hillman Engineering will inspect the garage structure under the pool deck next week. The vehicles that are parked in the inspection area will need to be moved.

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



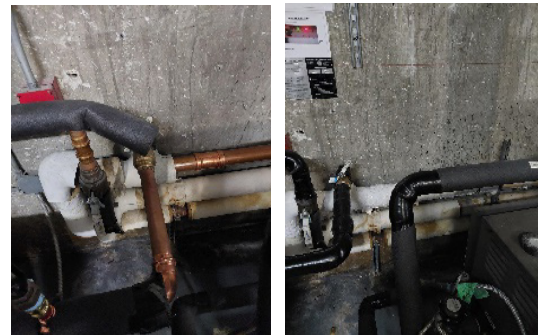
## MAINTENANCE ITEMS

Maintenance replaced the faulty lamp of the east side 15<sup>th</sup> floor staircase with LED.



After

Maintenance replaced the damaged insulation of the boiler pipes.



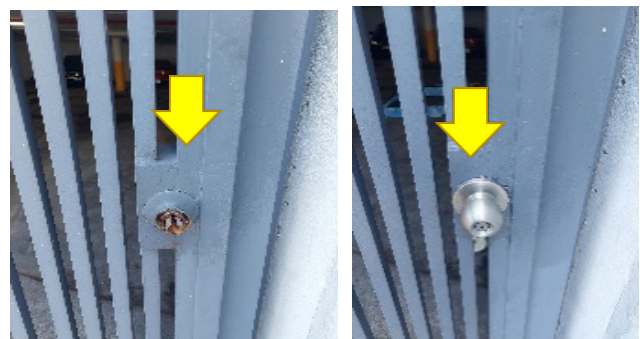
Before after

Maintenance sanded and painted the garage entrance gate.



before after

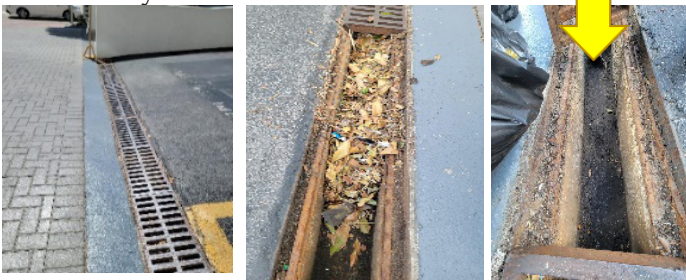
Maintenance replaced the faulty doorknob of the garage entrance pedestrian gate. The gate was sanded and painted.



Before after

**Maintenance Items** (cont. from page 2)

The drain system was cleaned.



Before

after

Maintenance unclogged the laundry sinks of the 4<sup>th</sup> and 5<sup>th</sup> floor.



before

after

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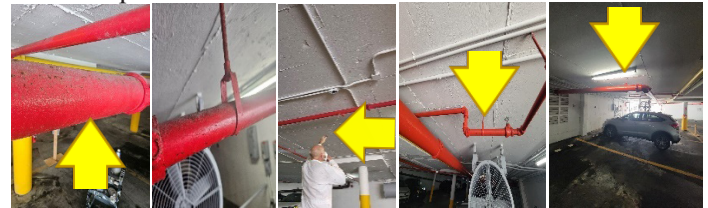
Commercial Laundries Inc. technicians were onsite and cleaned the door gaskets and inspected all the washing machines.



Maintenance replaced several of the faulty lamps of the Fiesta Room with LED lights.



Maintenance sanded and painted the corroded fire pump pipes located at the garage entrance. The backflow pump was also painted that is located outside.



Before

after



Backflow pump (before)

after

Maintenance sanded and painted the corroded sump pump

**Maintenance Items (cont. from page 3)**

cover and railing.



Before

after

Maintenance sanded and painted the two (2) garage carbon monoxide exhaust fan located at the entrance.



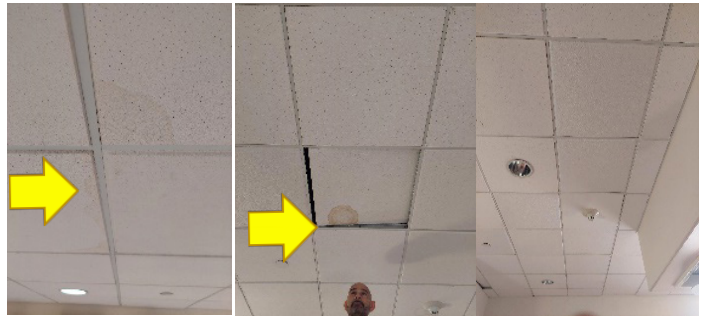
after



After

Maintenance replaced the stained ceiling panels of the 2<sup>nd</sup>

floor hallway.



before

after

Maintenance replaced faulty belt and lubricated the roof exhaust fan of the A bathroom line.



Before

after

City Cool repaired the lobby/mezzanine air conditioning.

*Continued on page 5*

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**GOT PROPERTY DAMAGE? GET HELP NOW!**

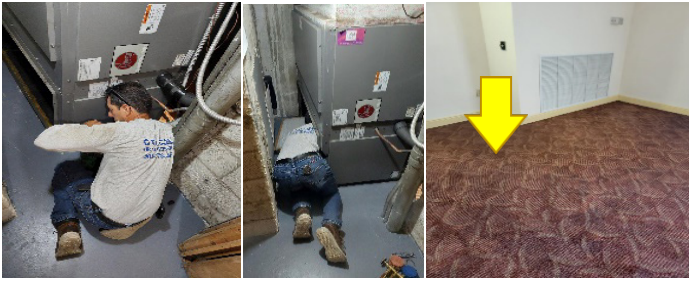
MENTION THIS FLYER FOR FREE POLICY REVIEW

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.

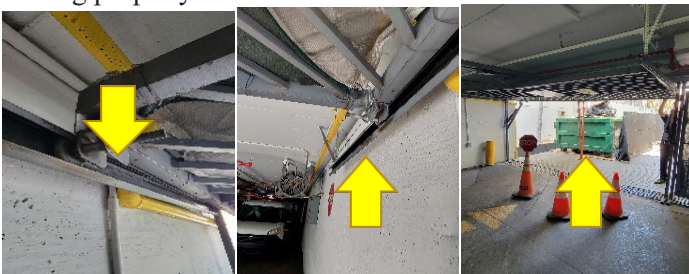
Roni Boaz License #P13524

**Maintenance Items (cont. from page 4)**

The a/c unit was clogged and flooded an area of the mezzanine carpet.

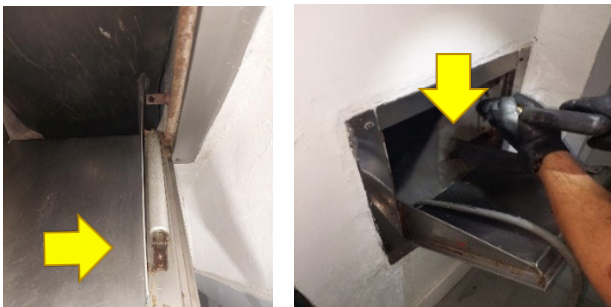


Wet carpet Fantasy Gate repaired the garage exit gate. They welded the gate bracket that was loose. The gate was not closing properly.



Ecolo Odor Control inspected all the trash chute doors and repaired the following trash chute doors. The trash chute cleaning is scheduled for June 17, 2024

- PH1 floor – the handle was replaced.
- 11<sup>th</sup> Floor – the trash chute door was lubricated and adjusted.
- 9<sup>th</sup> floor – the thumb latch and closer were replaced.
- 3<sup>rd</sup> floor – the thumb latch was replaced.



10" hydraulic closer

t-handle

PH2 floor.

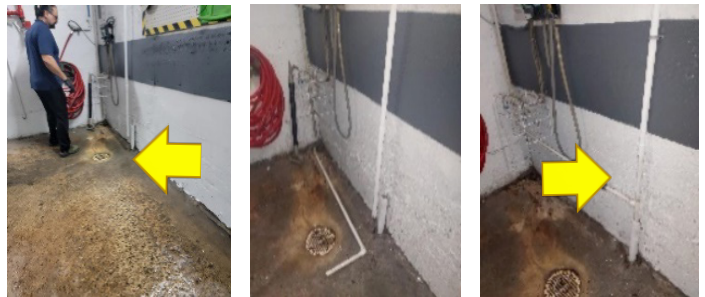


before

Maintenance repaired and lubricated the east side door handle of the 4<sup>th</sup> floor.



Maintenance repaired the lobby air condition drain line located in the trash room.



Before

after

The valet office was painted.



Maintenance replaced the faulty light on the center stair of

## Dad is Great! Quotations for Father's Day

- It is a wise father that knows his own child. - William Shakespeare
- When I was a boy of 14, my father was so ignorant I could hardly stand to have the old man around. But when I got to be 21, I was astonished at how much the old man had learned in seven years. - Mark Twain
- A man's children and his garden both reflect the amount of weeding done during the growing season. - Author Unknown
- It doesn't matter who my father was; it matters who I remember he was. - Anne Sexton
- For rarely are sons similar to their fathers: most are worse, and a few are better than their fathers. - Homer
- It's only when you grow up, and step back from him, or leave him for your own career and your own home...it's only then that you can measure his greatness and fully appreciate it. Pride reinforces love. - Margaret Truman
- You don't have to deserve your mother's love. You have to deserve your father's. - Robert Frost
- Blessed indeed is the man who hears many gentle voices call him father! - Lydia Maria Child
- The most important thing a father can do for his children is to love their mother. - Theodore Hesburgh
- The father who does not teach his son his duties is equally guilty with the son who neglects them. - Confucius
- You know, fathers just have a way of putting everything together. - Erika Cosby
- Be kind to thy father, for when thou were young, who loved thee so fondly as he? He caught the first accents that fell from thy tongue, and joined in thy innocent glee. - Margaret Courtney
- One father is more than a hundred schoolmasters. - Herbert
- Directly after God in heaven comes a Papa. - Wolfgang Amadeus Mozart as a boy
- A father is a man who expects his son to be as good a man as he meant to be. - Frank A. Clark



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<sup>1</sup>. Cannot be used on prior purchases or combined with prior discounts. \$1,000 off HAA's SRP.  
<sup>2</sup>. RIC model.

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

Safety Topic | June 2024

**Heat 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.

Extreme weather, including heat brings another level of danger to the workplace. Associates are potentially exposed to heat whether they work indoors or outdoors. Outdoors exposure is more obvious, however, associates working in confined areas or spaces without air or proper ventilation can be exposed as well. Knowing the risks and the signs of heat exposure and illness can help you to stay safe, even on the hottest days. Review the signs of heat related illnesses below.


Heat Exhaustion	Heat Stroke
<p><b>ACT FAST</b></p> <ul style="list-style-type: none"> <li>Move to a cooler area</li> <li>Loosen clothing</li> <li>Sip cool water</li> <li>Seek medical help if symptoms don't improve</li> </ul> <p>Heat exhaustion can lead to heat stroke.</p>	<p><b>ACT FAST</b></p> <ul style="list-style-type: none"> <li>Move person to a cooler area</li> <li>Loosen clothing and remove extra layers</li> <li>Cool with water or ice</li> </ul> <p>Heat stroke can cause death or permanent disability if emergency treatment is not given.</p>

Life, simplified.<sup>SM</sup>

Stay Cool, Stay Hydrated, Stay Informed!

Tema de Seguridad | Junio de 2024

**Seguridad contra el calor**



La seguridad en el lugar de trabajo empieza con usted. Nuestra cultura incluye un enfoque en la consciencia 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.

El clima extremo, incluido el calor, aporta otro nivel de peligro al lugar de trabajo. Los asociados están potencialmente expuestos al calor tanto si trabajan en el interior como en el exterior. La exposición al aire libre es más obvia, sin embargo, los asociados que trabajan en áreas confinadas o espacios sin aire o ventilación adecuada también pueden estar expuestos. Conocer los riesgos y las señales de la exposición al calor y las enfermedades puede ayudarle a mantenerse seguro, incluso en los días más calientes. Revise los señales de enfermedades relacionadas con el calor a continuación.

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