



Burleigh House

Monthly Newsletter

Volume 22 Issue 1

August 2024

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OFFICE HOURS

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

IMPORTANT NUMBERS

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BURLEIGH HOUSE

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



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50 YEAR CERTIFICATION

We are moving forward to complete the work on the tower and garage necessary to complete our 50 Yr certification as defined in a clear plan from our engineers for the remaining work needed. Later in the year we are lined up with Stone Building solution to obtain the 2024 Structural Integrity and traditional Reserve Studies.



For the Residential Tower the remaining areas are the completion of the SW and NW Fire Escapes. The SW Fire Escape railings have been re-installed, the protective scaffolding on the Collins street level has been removed on that corner and we are proceeding with the final waterproofing and painting steps. The NW Fire Escape exterior sheer wall structural repairs are all poured and after curing, the stucco layers can be applied to be readied for painting. We are targeting to complete both fire escapes by early to mid-September, pending no significant weather delays.

In the Garage we continue to work the identified repairs to the remaining beams and the overhead slabs some which will likely be full depth repairs requiring us to close off driveways accordingly. Given the work remaining, we expect to complete the interior of the Garage by the end of October. In addition, the Garage lighting will need to be updated to meet code and we are in bidding process with several contractors moving toward a final selection.

MAINTENANCE MANAGER

We are pleased to announce that we have hired Tito Hernandez as our new Manager of Building Maintenance. We had a unique opportunity to find a highly experienced professional with both hands on and management skills and with extensive experience in using building link and managing complex building projects. We look forward to the positive effects and synergy that he will bring to our existing dedicated team. The Board wishes to thank Mercy for identifying this candidate many months ago and maintaining contact in order to bring him to our team coincident with our need and his desire to look for new employment given the changes made at his current building.



Pool Update

All of the necessary installations for the pool deck have been made in order to close out the permits. The paperwork has been updated in the city permit system to be compliant with the new city requirements and the final inspections are being called on the 6 permits that in total require 36 building department and fire department inspections. We are working them with the city on a daily basis to get the inspections completed as soon as possible. Once complete with the city inspections we can call the Florida Dept of Health in order to get final authorization to open the pool.



Courtyard Eyebrow

The overhang or “Eyebrow” above the Stores on Collins Ave will need to be repaired and waterproofed. The existing drain of the Eyebrow cannot be repaired and it was decided by the Board that the curb that currently captures the rain water to the drain will be removed and the eyebrow will be sloped to the front edge to allow for the rainwater to drip off. The awning, shown above is attached to the underside of the eyebrow and protrudes past the edge, allowing for additional overhead protection. When the eyebrow work is completed the awning frames will need to be re-painted prior to being re-installed.

Fire Pump and Domestic Water Line

The Fire Pump installation is completed with the final inspections being made this week for the new Fire Pump line connection to the street as well as for the equipment in the pump room. We are also working on the obtaining the permit for the city for the replacement of the Domestic water line before all of this can be closed up at the sidewalk.

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Roof Project



We have been actively working with our Engineer and Contractor to obtain our Roof Permit, having to first re-work our drainage plan for the roof based on our existing conditions of the roof drains. More recently we had to re-apply to Florida Dept of Environment to get approval for the roof materials to be used. It is all approved and re-submitted to the Building department for the permit after which we will have a kickoff meeting to begin the project.

RFID Access Garage Entrance

The Board had agreed to install an UHF RFID reader to upgrade the existing clicker remote. For this system an RFID transponder will be applied to each registered vehicle to allow access to the Garage. Further details on the transition to the new system will be forthcoming.

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A Brief Note on Assessments and Change Orders

We continue to see emails circulating to the association adding confusion and incorrect info about the purpose of change orders. It is well known to all of us that the scope of our restoration projects had changed dramatically since its inception, being initially limited to installation of new windows and modest estimates for concrete restoration and building painting. For structural and code compliance reasons we added many new projects including a new pool with its full beam supporting structure and pool deck, extensive restoration of our balconies, the addition of many common area doors, among others and the undetectable and significant concrete restoration throughout the building, all of which is mandated to be repaired by the City and State in support of our 50-yr re-certification. All of these changes of scope and scale of the projects have been disclosed to the association members and were all included in the assessments and approved by the Board in 2018, 2021 and 2023. The management of payment increases in support of the approved additional expenditures, from the original \$10M project to the current \$23.85M project, is managed and approved by our engineers in the form of change orders to their contracts which reflect the changes of scope of the project. These change orders ensure that the contractor is being paid only for work that has been authorized and inspected by our Engineers and related to the projects defined in the assessments.

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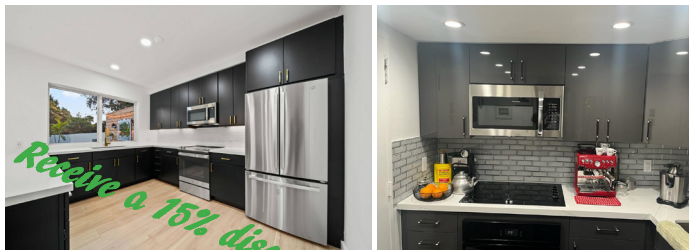
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