



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 12

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

August 2024

5825 CORINTHIAN Condominium Assoc., Inc.

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5825CorinthianCondo

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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



REMINDER

Monthly Maintenance Payment:

Please note that the monthly maintenance changed as of June 1, 2024. The Board adopted the 2024/2025 Operating and Reserve Budget for the year 2024/2025 at a notice meeting on June 12, 2024. The Association Budget fiscal year is from June 1, 2024, to May 31, 2025.

Please make sure that your monthly maintenance payment has the new amount.

UPDATES

Pool Deck Repairs - Update: 08/02/2024:

- The garage partial repairs below the pool deck continue. Vehicles cannot park near the garage repair areas to prevent potential damage to resident vehicles.



- A plastic covering was installed in the parking garage to mitigate the flow of dust throughout the Parking Garage and protect vehicles.
- It has been determined by the scan completed last week and reviewed by Hillman Engineers that the south and west parapet walls cannot be raised to legal height with concrete and a railing is the most feasible solution.

MAINTENANCE ITEMS

Maintenance completed the hallway carpet cleaning



2nd floor

Maintenance cleaned and painted some of the corrosion from the ceiling panel grids of the 2nd floor.



Before after

Maintenance replaced the faulty emergency light from the 2nd floor.



After

Maintenance repaired the surrounding of the garage entrance drain.



Before after

All Fire Services Repaired 4' of leaking 1-1/4" Fire Sprinkler Pipe and associated fitting located in Garage Parking #5 on Tuesday, July 2, 2024. The resident that parks in the garage space # 5 reported the leak to management.



Before

after

Orkin performed a special treatment of pest control in the trash chute of every floor and the elevator pits.



Continued on page 3

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Maintenance Items (cont. from page 2)

All Fire Services performed the annual inspection and certification of the fire sprinkler, standpipe backflow and fire pump on Wednesday, July 3rd. During the inspection, All Fire found that repairs were needed to the fire system to pass the annual inspection.



All Fire Services replaced leaking and corroded 6" pipe at fire pump suction side and replaced two (2) 6" Victaulic couplings between backflow and fire pump suction side outside of building on July 03, 2024.



two (2) 6" Victaulic couplings between backflows

City Cool cleaned the evaporator coil and flushed and cleaned drain line and added freon to the a/c unit of the common area of the 1st floor located in storage # 3.



Before

after

Fixxt Plumbing added an additional pipe for an auxiliary sump pump to pump water to the city street if needed during a storm.



Fixxt Plumbing replaced a common area cast iron pipe and fittings located in the 1st lobby below unit 2D. The pipe was leaking to the lobby.



Damaged cast iron pipe

after

Continued on page 4

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CONVENIENT
LOCATIONS**



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Maintenance Items (cont. from page 3)

Ecolo performed the annual laundry dryer cleaning on Thursday, July 11, 2024.



12th Floor Hallway A/C – City Cool replaced the faulty condenser motor and replaced the capacitor of the unit. The unit was not cooling.



Fixxt Plumbing jetted the storm water main drainage lines which includes all garage, parking lot and pool deck drains.



Garage Drains

Fixxt installed several clean out throughout the garage drains system.



Clean outs



Pool Deck Drains

Continued on page 5

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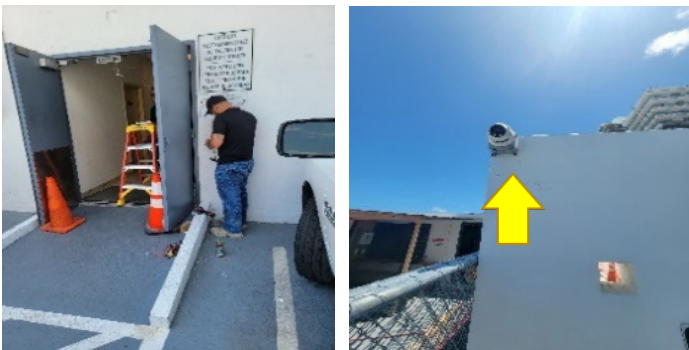
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Maintenance Items (cont. from page 4)



Upper deck parking drains cleaning

Itware repaired the faulty intercom system of the service entrance door of the 2nd floor. The system was not working properly. Also, they moved the camera to the east side because the view was blocked by the construction shed.

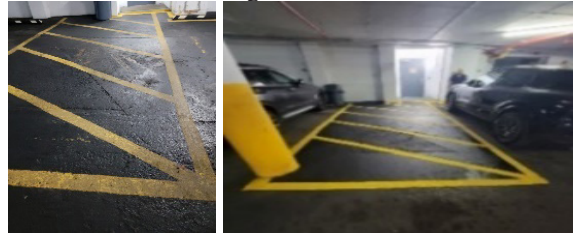


Contractor entrance

Maintenance painted the garage entrance floors.



Garage south side



Garage north side

The eight (8) light protectors located on the upper deck parking lot were sanded and painted by maintenance.



Before

After

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

Safety Topic | August 2024

Proper Lifting



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.

What is Ergonomic Lifting?
The safe and efficient lifting of heavy objects or loads, using techniques and equipment that minimize the risk of injury to the worker.

According to the Occupational Safety and Health Administration (OSHA), overexertion and musculoskeletal disorders caused by improper lifting are some of the leading causes of workplace injuries. It is in the top three work-related injuries here at FirstService Residential. Did you know? According to OSHA, more than one million workers annually sustain an injury due to heavy lifting.

In addition to preventing injuries, ergonomic lifting can also increase productivity and efficiency in the workplace. When workers use proper lifting techniques, they can move heavy objects more easily and quickly, reducing the time it takes to complete tasks. It is also recommended to use Personal Protective Equipment (PPE) such as back braces and safety shoes. One should also take breaks when lifting and/or carrying objects repeatedly.

The 10 Principles of Workplace Ergonomics

- Joints must be in a neutral position.
- Keep work close to the body.
- Avoid bending forward.
- A twisted trunk strains the back.
- Alternate posture/movements.
- Avoid excessive reaches or extension.
- Avoid carrying or lifting above shoulder height.
- Limit weight that is lifted.
- Avoid carrying loads with one hand.
- Use mechanical aids.

Life, simplified.SM

Tema de Seguridad | Agosto de 2024

Levantamiento correcto



GSS #10 La seguridad y la protección son responsabilidad de todos. Seguimos las políticas y los procedimientos de seguridad y conocemos nuestros roles individuales y colectivos en situaciones de emergencia.

¿Qué es el levantamiento ergonómico?
El levantamiento seguro y eficiente de objetos o cargas pesadas, usando técnicas y equipos que minimizan el riesgo de lesiones para el trabajador.

De acuerdo con la Administración de Salud y Seguridad en el Trabajo (OSHA), el agotamiento y los trastornos musculoesqueléticos causados por levantamientos inadecuados son algunas de las principales causas de lesiones en el lugar de trabajo. Esta también se encuentra entre las primeras tres lesiones relacionadas con el trabajo en FirstService Residential. ¿Sabía usted? De acuerdo con OSHA, más de un millón de trabajadores anualmente sufren una lesión debido al levantamiento de cargas pesadas.

Además de prevenir lesiones, el levantamiento ergonómico también puede aumentar la productividad y la eficiencia en el lugar de trabajo. Cuando los trabajadores utilizan técnicas correctas de levantamiento, pueden mover objetos pesados con más rapidez y facilidad, lo que reduce el tiempo que tardan en completar las tareas. También se recomienda utilizar Equipo de protección personal (EPP), como soportes para la espalda y zapatos de seguridad. También se deben realizar pausas cuando se levantan y/o transportan objetos en forma repetida.

Los 10 principios de la ergonomía en el lugar de trabajo

- Las articulaciones deben estar en una posición neutral.
- Mantenga el trabajo cerca del cuerpo.
- Evite inclinarse.
- Un tronco doblado fuerza la espalda.
- Cambie las posturas/movimientos.
- Evite extensiones o alcances excesivos.
- Evite transportar o levantar objetos sobre la altura de los hombros.
- Limite el peso que se levanta.
- Evite llevar cargas con una mano.
- Utilice ayudas mecánicas.

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