



5825 CORINTHIAN CONDOMINIUM

Volume 4 Issue 11

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

July 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 calender upcoming deliveries
- Filed away processed fee receipts
- Contacted maintenance for water leaks



REMINDERS

Certificate of Insurance (COI) – All vendors, contractors and delivery companies must present the company’s COI to the Management office prior to any delivery or commencement of any work. Please contact the management office at admin@5825corinthian.com with any questions or if a sample COI is needed.

Water Leaks: It seems the most common leak in the building is related to the toilet wax ring being faulty. **The unit owners should consider replacement of old wax seal and tank water supply lines as preventative maintenance.**

Plumbing fixtures, such as toilets, are improvements to a condominium. In other words, toilets are contained within the air space of the unit, are part of the unit, and are owned by the owner of the condominium. Accordingly, the owner, not the association, is responsible for maintaining their toilets.

Signs that indicate a Failing Wax Ring:

- Visible standing water on the floor around the base of your toilet
- Water damage or visible mold on the floor surrounding your toilet
- Presence of a stinky odor in your bathroom (especially near the base of your toilet)
- Water stains on the ceiling of the floor below your toilet
- A toilet that wobbles or rocks back and forth when you sit on it



UPDATES

Bulk Cable/Internet Upgrade: Breezeline completed the installation of the fiber drops in all the residential hallways from PH2 to the 2nd floors. Breezeline started the fiber drops into the units on Monday, July 8, 2024. Please see work schedule below:

- Monday, July 8, 2024 - PH2, PH1 & 15th Floor
- Tuesday, July 9, 2024 – 14th & 12th Floor
- Wednesday, July 10, 2024 – 11th & 10th Floor
- Thursday, July 11, 2024 - 9th & 8th Floor
- Friday, July 12, 2024 – 7th & 6th Floor
- Monday, July 15, 2024 – 5th & 4th Floor
- Tuesday, July 16, 2024 – 3rd & 2nd Floor

Pool Deck Repairs - Update: 06/28/2024

- The pool deck partial depth repairs continue.
- The pool deck drain replacement is completed. The contractor replaced eighteen (18) pool deck drains from 6” to 14” drain, see photo below.
- The garage repairs below the pool deck area will commence next week. The vehicles located in the garage repair areas will need to be moved for repairs to commence and to prevent potential damage to resident vehicles.

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



MAINTENANCE ITEMS

Maintenance repaired a cracked drain pipe located in the south side of the garage.

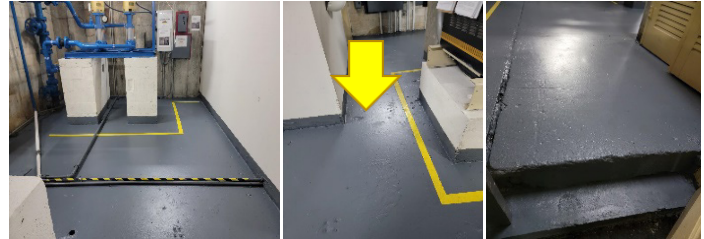


after

Maintenance cleaned and painted the mechanical room floor.

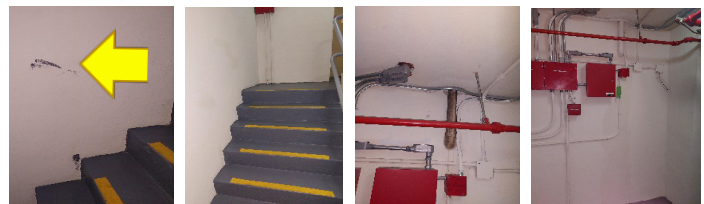


Before



After

Maintenance painted some of the center stairs walls.



Before

after

Continued on page 3

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Maintenance Items (cont. from page 2)

Maintenance replaced the faulty sensor from the contractor double doors on the 2nd floor.



TruCutz Landscaping replaced the overgrown flowers from the front of the property.



Before

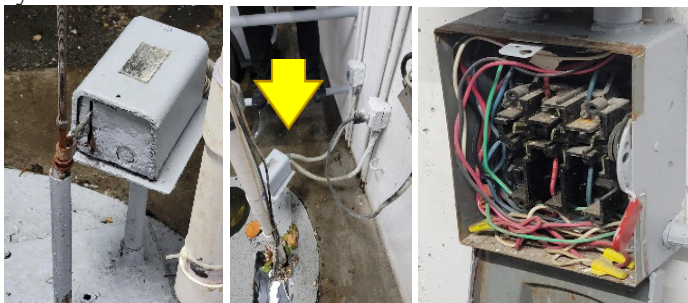


after

Fixxt Plumbing replaced sump pump electronic garage alternating switch system to replace existing outdated and broken mechanical float switch. Includes rework of pump location electrical.

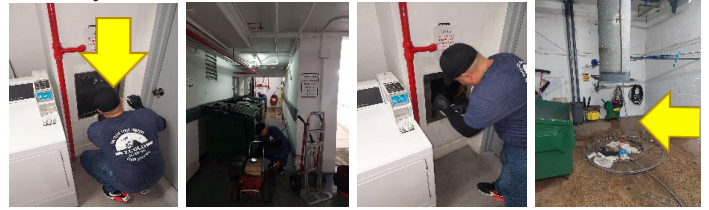


New sump pump electronic garage alternating switch system



Old sump pump electronic garage alternating switch system

Ecolo performed the annual trash chute cleaning on Monday, June 17, 2024.



City Cool cleaned the coil from the 2nd floor beach closet a/c unit. The unit was not cooling.



Dirty coil



Continued on page 4

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Maintenance Items (cont. from page 3)

Window Leaders cleaned the inaccessible windows of the building.

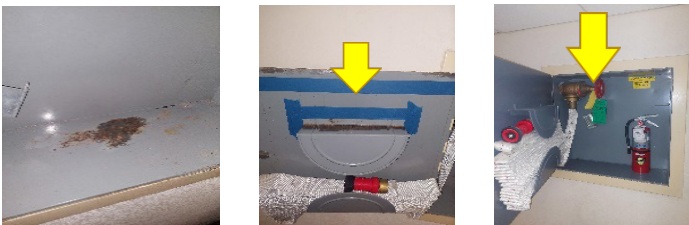


Maintenance sanded and painted the air condition electrical boxes located on the east side of the 3rd, 7th, 8th and PH2 floors.



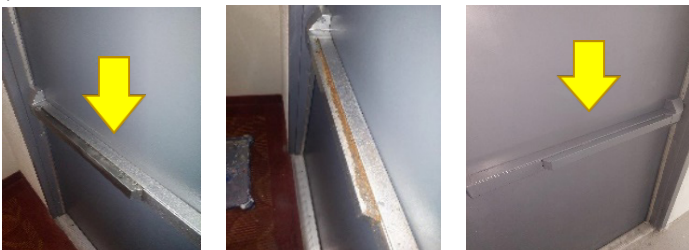
3rd floor- before after

Maintenance sanded and painted the fire hose reels and racks for the standpipe and hose system of the 3rd, 7th and 8th floors.



Before after

Maintenance repaired the east side door push bars of 3rd and 7th floors.



Maintenance replaced the faulty emergency light of the 11th floor. The faulty light of the 14th floor stairs was also replaced.



11th floor 14th floor

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



Before after

Continued on page 5

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Maintenance Items (cont. from page 4)

Fantasy Gates repaired the exit gate. The gate was not opening. They replaced the damaged coupler device located on the gate motor.



Damaged gate coupler

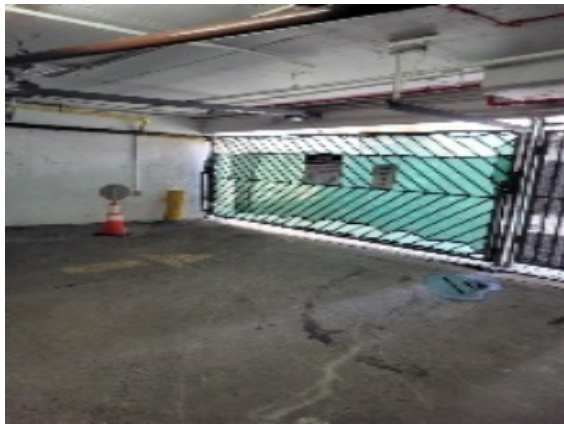
Fixxt Plumbing completed the replacement of the corroded fire pump fuel exhaust pipes.



North side (before)



three new pipes



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

Safety Topic | July 2024

Dumpster Safety & Trash Chutes



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.

Dumpster injuries have consistently been in the top three types of injuries at FirstService Residential. The most common injuries have included muscle sprains and strains as well as hand and finger injuries.

Every time our associates handle the dumpsters and other trash receptacles, they expose themselves to potential injuries. Some of the risks may be obvious while others are not so obvious.

For example, a small cut on your hand or arm could be a breeding ground for bacteria, which is prevalent around trash. Therefore, it is important to wear PPE, especially heavy-duty gloves because it can prevent an injury from occurring as well as prevent bacteria from entering a cut.

Heavy-duty gloves can also prevent injuries, for example, closing of a lid and your hand being struck by the lid of the dumpster.

Required PPE

- Non-Slip Resistant Safety Boots – 6" to 9" length to support the ankle and reinforce the toe.
- Heavy Leather Gloves
- Reflective Traffic Vest (Near Traffic)
- Goggles (Protect Eyes from Debris and Bacteria)
- Back Support Brace (Optional)

Life, simplified.SM

Tema De Seguridad | Julio 2024

Seguridad con Contenedores y Vertedores de Basura



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.

Las lesiones debidas a los contenedores de basura se han mantenido constantemente entre los tres principales tipos de lesiones en FirstService Residential. Las lesiones más comunes incluyen torceduras y distensiones musculares, así como también lesiones en manos y dedos.

Cada vez que nuestros asociados manejan los contenedores y otros receptáculos de basura, se exponen a lesiones potenciales. Algunos de los riesgos pueden ser evidentes, mientras que otros no lo son tanto.

Por ejemplo, un pequeño corte en su mano o brazo podría ser un lugar de crecimiento de bacterias, que suelen abundar alrededor de la basura. Por lo tanto, es importante utilizar EPP, en especial guantes resistentes, porque pueden evitar que ocurran lesiones, como también impedir que ingresen bacterias en una cortada.

Los guantes resistentes también pueden evitar lesiones, por ejemplo, al cerrar una tapa y que su mano quede atrapada por la tapa del contenedor.

EPP requerido

- Botas de seguridad antideslizantes – longitud de 6" a 9" para darle soporte al tobillo y reforzar los dedos
- Guantes pesados de cuero
- Chaleco de tráfico reflectante (cerca del tráfico)
- Gafas (protegen los ojos de desechos y bacterias)
- Faja de soporte para la espalda (opcional)

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