



5825 CORINTHIAN CONDOMINIUM

Volume 5 Issue 1

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

September 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

DISCLAIMER: The 5825 Corinthian Condominium board of directors and Newsletter editors assume no responsibility for the advertisements in this newsletter. The newsletter publication by Coastal Group Publications, is free for the association and is funded by the advertisements. 5825 Corinthian Condo in no way endorses or has any relationship with the vendors advertising in the newsletter. Furthermore, the editorial content of the newsletter expresses the view of the authors, which may occasionally differ from the view of a majority of the board of directors. The information provided in the newsletter may be subject to errors and omissions and should be verified by the readers before taking action.

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

How to Use Laundry Detergent Correctly:

1. **Select a type of detergent.** Per the laundry machine company, it is best to use liquid detergent ONLY.

2. **Gauge your load size.** The amount of detergent you need is directly related to the size of your load. If you throw in the same amount of detergent for every load, your clothes will likely have a soapy film on them and will wear out faster. A good rule



- of thumb for estimating your load size: a quarter full is small, half-full is medium, and full is large.

3. **Calculate how much detergent you need.** Check your detergent's packaging to see how much is recommended for each load size. Make sure you also measure the soap correctly—for instance, mistaking teaspoons for tablespoons. More soap does not mean your clothes will be any cleaner, and in fact, it could degrade rapidly.

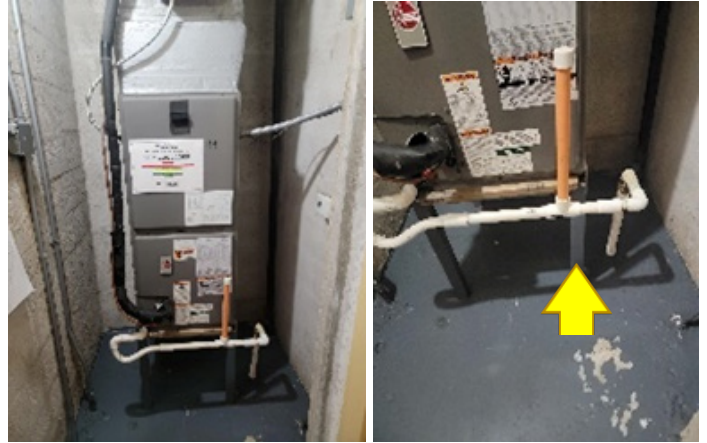
4. **Administer detergent properly.** Frontloading washers and HE washers are simple to use; throw in the clothes, add detergent on top, and you are good to go.

MAINTENANCE ITEMS

Maintenance repaired and painted the entrance garage wall



City Cool flushed and cleaned the clogged drain line and cleaned the unit drain pan of the 10th floor a/c unit.



Drain line

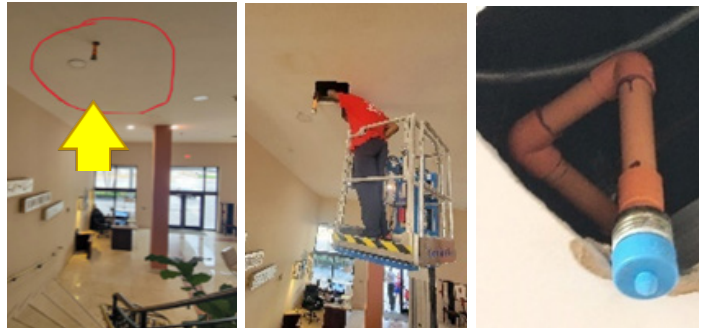
Maintenance repaired the doors on the east side stairs of the 6th, 8th, and 11th floor. The doors were not closing properly. Also, all the east side doors were lubricated.



6th floor

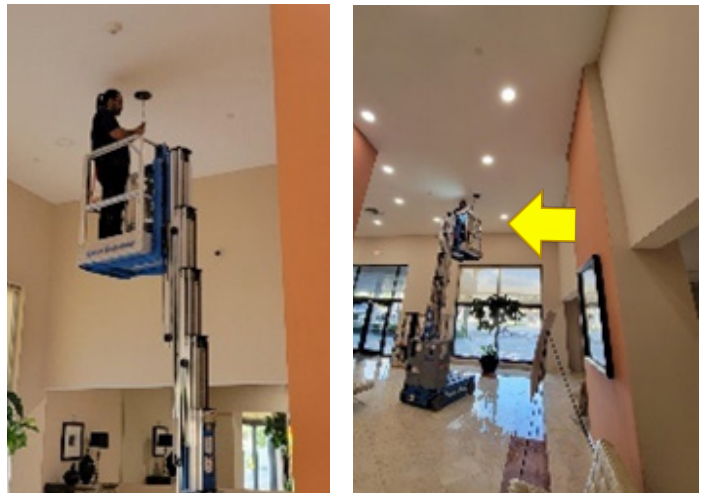
8th floor

On Tuesday, August 6, 2024, All Fire Services replaced the faulty lobby ceiling sprinkler head. The drywall surrounding the sprinkler head was repaired.



Before

Maintenance used the lift to replace some of the faulty lobby ceiling lights.



Tru-Cutz Lawn Service- Trimmed the trees in front of the property on Monday, July 29th.



Before

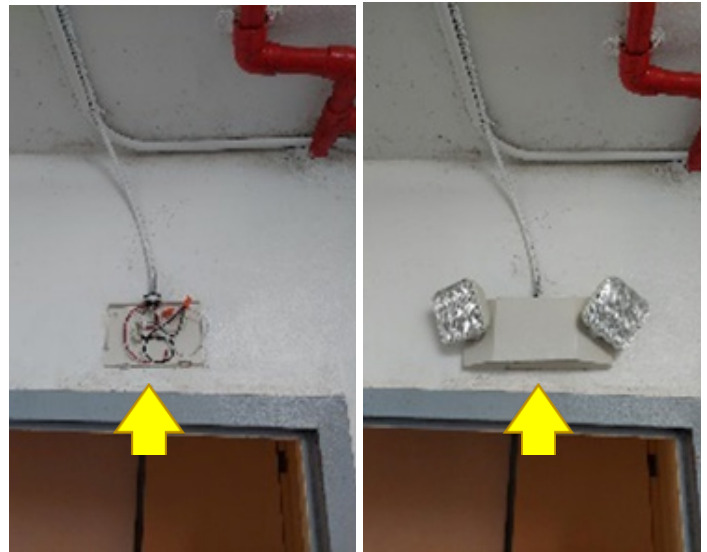
After

Maintenance Items (cont. from page 2)

Summit Fire & Security was onsite on Friday, August 9th and performed the annual test and fire extinguishers recertification. A total of seventy-one (71) fire extinguishers of the common areas were inspected. Five (5) fire extinguishers were replaced.



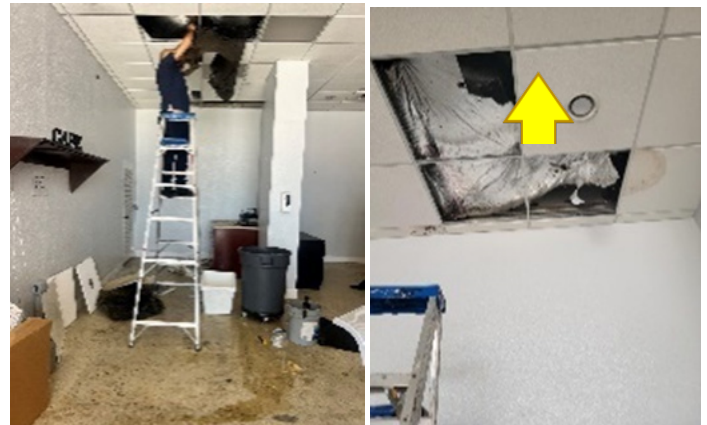
Maintenance replaced the faulty emergency light of the 9th floor stairs.



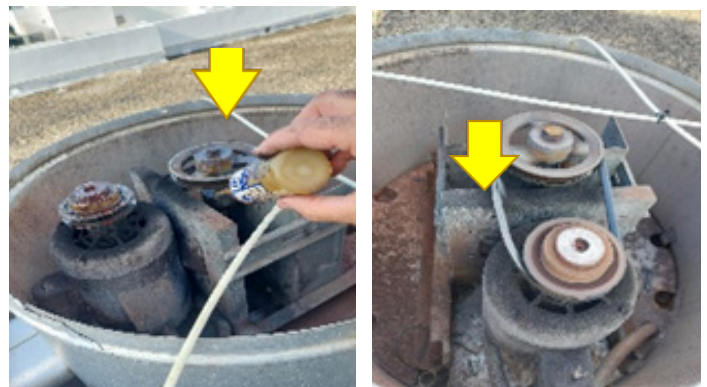
before

after

Restaurant A/C Unit- Maintenance made some repairs to the a/c unit ducts that caused lots of condensation and stained ceiling tiles.



Maintenance lubricated and replaced the faulty belt of the roof exhaust fan of the G bathroom line. The exhaust fan was making noise.



**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA
New Patient Special \$79
 (D0210, D0150, D110)

**9456 HARDING AVE.
 SURFSIDE, FL 33154
 (305) 866-2626**

**4011 W. FLAGLER ST.
 CORAL GABLES, FL 33134
 (305) 643-1444**

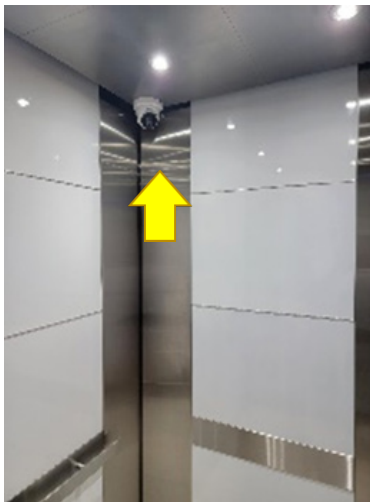
dredyaguerradds@gmail.com
www.dentistsurfside.com

Maintenance Items (cont. from page 3)

Maintenance replaced some ceiling tiles on the 10th floor caused by condensation from the a/c duct.



IITWARE installed elevator cameras on all the elevators. The camera activation to follow.



5th floor Laundry Room - Fixxt Plumbing unclogged sewer drain line and cleared washing machine drain line.



Marble & Stone Doctor polished the marble in main lobby area and upstairs areas on Thursday, August 15, 2024. Additionally, they restored the marble in front of the elevator doors of the 1st floor and the entrance area of the lobby.



City Cool replaced the a/c room exhaust fan on the south side of the building. The exhaust fan stopped working.



Continued on page 5

“A man who stops advertising to save money is like a man who stops a clock to save time.” – Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP
PUBLICATIONS, INC.**

305-981-3503 www.cgpnnewsletters.com

Maintenance Items (cont. from page 4)

Fixxt Plumbing cleaned the pool deck clogged drain lines with a knocker. The drain lines were video inspected to make sure all the debris were removed.



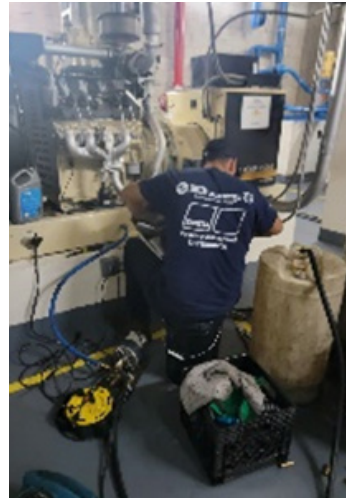
New elbows



Stewart & Stevenson FDDA LLC was onsite Monday, August 19th to perform the generator & fire pump annual maintenance. The below repairs were recommended by the technician.

Generator needs replacement of the hour meter and block heater, drained and replace coolant at the same time.

Fire pump coolant loop pressure gauge needs to be replaced.



Generator



Fire pump

WANTED PRINT JOBS
anything that puts ink on paper

- Condo/HOA Services
- Residential or Commercial
- Voting/Election Packages
- Annual Notices (w/ affidavits)
- Letterhead • Property Signage
- Stickers & Decals • Window Lettering
- Newsletters • Binding
- Denizens | Businesses
- Club Promoters | Schools
- Restaurants | County | City
- Celebrations • Obit Books • Biz Cards
- Promo Materials • Brochures
- Announcements • Posters-Banners
- Vehicle Wraps

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net
786-223-9417
for a no obligation quote on your next print job
*** NO JOB TOO BIG OR TOO SMALL***

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

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.

Rami Brouz License #P17524

Published monthly at no cost for The Corinthian by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a FREE newsletter for your property.

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

Safety Topic | September 2024



Bloodborne Pathogens and Needlestick Prevention



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 are bloodborne pathogens?

Bloodborne and airborne pathogens are micro-organisms that can be present in blood, bodily fluids and even in the air that include viruses, bacteria, and other disease related organisms. **Anyone who comes in contact with these organisms is at risk.** Our industry may expose you to these hazards.

Follow the steps below to reduce the risk of exposure.

- Treat all bodily fluids as hazardous; this includes blood, vomit, urine, and any other bodily fluids.
- Always wear Personalized Protective Equipment (PPE). For example, when cleaning up bodily fluids, use the appropriate chemicals to clean and wear gloves, protective eyewear and ensure that all parts of the body are covered.
- Prepare yourself when assisting someone who is experiencing a medical emergency or injury. Before approaching them, get your first aid kit, put on the safety gloves, and never touch an injured person without those gloves and/or eyewear. If mouth to mouth resuscitation is needed, use the mouthguard in the first aid kit.

Our instincts in a situation like this is to "Be Genuinely Helpful," but safety should come first, and we must use the necessary PPE to not put ourselves or others in danger.

Life, simplified.™

Tema de Seguridad | Septiembre de 2024



Patógenos transmitidos por la sangre y prevención de heridas causadas por agujas



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 son los patógenos transmitidos por la sangre?

Los patógenos transmitidos por la sangre y por el aire son microorganismos que pueden estar presentes en la sangre, los fluidos corporales y hasta en el aire que incluyen virus, bacterias y otros organismos relacionados con enfermedades. **Cualquiera que entre en contacto con estos organismos está en riesgo.** Nuestra industria podría exponerlo a estos peligros.

Siga los siguientes pasos para reducir el riesgo de exposición.

- Trate todos los fluidos corporales como peligrosos; esto incluye sangre, vómitos, orina y cualquier otro fluido corporal.
- Utilice siempre Equipo de protección personal (EPP). Por ejemplo, al limpiar fluidos corporales, use los productos químicos apropiados para limpiar y use guantes, gafas de protección y asegúrese de que todas las partes de su cuerpo estén cubiertas.
- Prepárese cuando ayude a alguien que está experimentando una emergencia médica o una lesión. Antes de acercarse a la persona, tome su kit de primeros auxilios, colóquese los guantes de seguridad y nunca toque a una persona lesionada sin esos guantes y/o anteojos. Si se necesita respiración de boca a boca, use el protector bucal que está en el kit de primeros auxilios.

Nuestros instintos en una situación así son "Ser auténticamente útiles," pero la seguridad debe ser prioridad y debemos usar el EPP necesario para no ponernos ni poner a otros en peligro.

Life, simplified.™

DIAMOND REMODELERS

Full Service Contractors



@DIAMONDREMODELERS

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

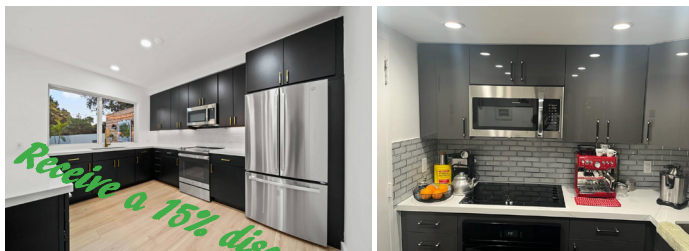
PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

15% Off
any remodeling job!

10% OFF Any Service
Valid With Coupon. Not To Be Combined With Other Offers. Exp 10/31/2024



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor