



# 5825 CORINTHIAN CONDOMINIUM

Volume 5 Issue 4

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

December 2024

## 5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue  
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5825CorinthianCondo

### ASSOCIATION OFFICERS

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



## OFFICE CLOSED

In observation of the Holidays the Management Office will be closing on Tuesday, December 24th at 12:00 pm and Wednesday, December 25<sup>th</sup>. The Management Office will also be closed on Wednesday, January 1, 2025.

No work or deliveries will be allowed on December 25, 2024, and January 1, 2025



On behalf of the Board of Directors  
and the Staff we would like to wish  
everyone a Happy Holidays.



# Happy Holidays!

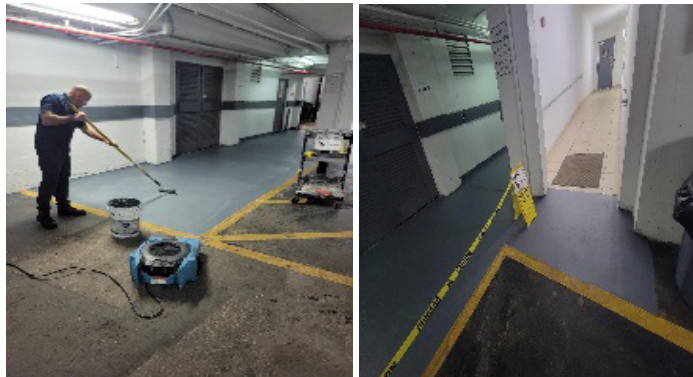
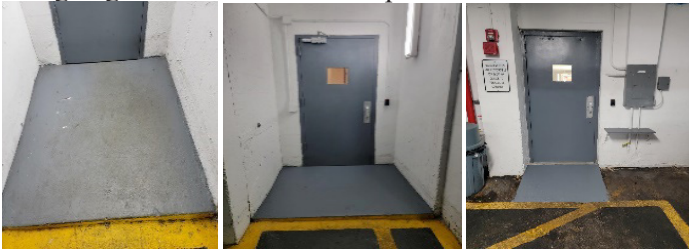
# MAINTENANCE ITEMS

Maintenance cleaned the carpet on all the floors.



7<sup>th</sup> floor carpet dirty water

The garage entrance floors were painted.



PH2 floor common area hallway A/C unit – City Cool replaced the condenser unit capacitor. The unit was not cooling.



Fixxit Plumbing replaced the drainpipe and p-trap of the 9<sup>th</sup> floor laundry room. The pipe had a hole and was leaking to the lower floors.



Before

after



*Continued on page 3*



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

Tru-Cutz Landscaping planted flowers in front of the property, red and white Begonias.



Karch Energy replaced one of the boiler heaters that was leaking lots of water.



Old boiler heater

(new)



after

The Corinthian Room recently received some much-needed enhancements. The enhancements were handled in-house with reserve funds intended for that purpose and under our maintenance program.



*Continued on page 4*

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CONVENIENT  
LOCATIONS**



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**LEAKS FROM UNITS ABOVE?**

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**SHOWER PAN LEAK?**



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