



Burleigh House

Monthly Newsletter

Volume 22 Issue 6

January 2025

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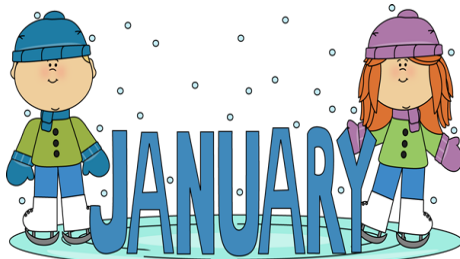
- Monday - Friday**..... 9:00 to 5:00
- Lunch 1:00-2:00 p.m.** Closed
- Wednesday**Closed to the Public
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BURLEIGH HOUSE

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PRESIDENT'S MESSAGE

I wish to thank the Association for their support and patience for the past several years during the restoration of the Burleigh House. We are at the tail end of the restoration for completing the remaining items required for our 50 yr certification milestone. We could not have completed our mission without the support of the Association through the continued determination to take on repairs of very significant conditions that were discovered along the way. Together our community has successfully made our building structurally safe and beautiful. The restoration of the Residential Tower is completed, the remaining required structural restoration of the garage, store fronts and perimeter walls are underway, and the Roof Project is expected to start as soon as the City approves the parking of the construction crane on 71st St. In order to open the pool, we successfully completed all the inspections from the City Building Department that were needed to close out all 10 of the permits related to the pool and pool deck. We have submitted all the documentation to the Florida Dept of Health, as we are waiting for the department to come and do that final inspection so we can open the pool.

Simultaneously during the restoration project, over the past several years we have upgraded and repaired many of the Building's Mechanical Systems including; the AC Hallway Chiller System and Air Handlers, the Rebuild of the Cooling Tower and replacement of the AC Condenser Pumps and Controllers, the Cooling Tower refurbishment and the replacement of its fan motors and controllers, the Domestic Water pumps, the Water service line from the street with the 2nd phase being underway soon and the replacement of a new diesel powered Fire Pump among many other smaller mechanical part replacements. All of these projects and the Roof project have been funded from our reserve budget contributions since 2018.

I wish to personally thank Mercy Alvarez, our property manager and the BH staff for their continued support in working with the Board, our engineers, contractors and all our vendors to achieve this level of accomplishment to date.

Our project on the **Residential Tower** initiated in 2018 as a windows and stucco project but the Board quickly recognized the necessity to rebuild major structural

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President’s Message (cont. from page 1)

and replace functional elements including;

- residential balconies
- fire escape landings
- structural columns
- window sills in order to properly install our windows and doors
- waterproofing solutions for the balconies and fire escape landings
- restoration and re-painting of the exiting balcony railings
- fire doors at the garage levels and roof levels totaling 19 doors
- new front entry sliding door
- replacement of 5 door sets for the mechanical rooms on the rooftop
- windows in PH level in the old Sauna rooms, allowing for the future use of that common area space

The scope and scale of the original project increased significantly but as a team, the Board and Association did not shy away from making the repairs that were necessary for the building’s survival. The total cost of the

work on the tower was \$6,937K for the Windows/Doors installation \$7,361K for concrete restoration and painting and waterproofing as well as \$1,353K for architectural, engineering and inspection fees and includes the retention held by the association from the contractors.

Our **Garage levels** have undergone a significant structural restoration to repair including

- 98 support columns
- significant beam repairs related to those supporting the pool deck
- the rebuild of the pool box, including all of its supporting beams and columns
- over 3500 sq. ft of the pool deck poured concrete areas
- refurbishment and strengthening of many of the pre-tensioned pre-cast deck joists
- other poured concrete floor sections of the garage
- over 50% of the east facing interior perimeter wall on the 1st floor

The Structural integrity of the Garage levels are of utmost


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President’s Message (cont. from page 2)

importance as these form the structural support for the Tower, Pool and the Pool Deck, and being generally exposed to the open elements, these have suffered from a lack of significant attention for many years. To date there has been \$4,259K spent in the restoration of the Garage elements including engineering and inspection fees with \$1,631K of or repairs related to the complete rebuild of the Pool box, it’s supporting beams and columns as well as repair of the pool deck. The team now is focused on finishing the remaining beam work and overhead areas at the ramp to the 2nd floor and near the exit gate of the garage as well as the stucco repair of the perimeter wall of the building which we expect to conclude by mid-March.

In total we spent \$3,527K in the restoration of the **Pool Deck** including engineering and permit fees and all of the work above the structural levels including;

- waterproofing of the pool and deck
- the finishes of the pool including the tile and plaster
- the porcelain tile system and materials
- coping
- railing
- wind breaks
- staircase
- trellis and all of the other architectural elements
- plumbing/mechanical systems for the pool
- electrical and lighting for the deck

The funds expended for the project to date equals the sum of all the invoices received by our contractors, engineers and many other vendors, city permit and expedite fees as reported in the Dec 31 2024 financial statement of \$23,165,491 below. In addition, we need to add to these amounts, the common interest cost paid to the bank during the draw period of our 2 loans, one from May 2019 to May 2021 and another from May 2021 to May 2023, with the interest only on amounts borrowed paid to the bank were \$388,397. The grand total spend to date is \$23,553,888.

EXPENSES

9401	Window Project - Unit Owners	\$ 3,208,218
9408	Window Project - Common	1,824,241
9411	Window Project - Engineering	774,076
9421	Bldg Remed - Concrete Rest	13,496,604
9423	Bldg Remed - Engineering Fees	186,347
9424	Bldg Remed - Permits	134,532
9425	Bldg Remed - Parking	39,206
9431	Bldg Remed - Pool Deck	3,138,758
9433	Bldg Remed - Pool Engineering	304,766
9435	Bldg Remed - Pool Permits	58,742
		\$ 23,165,491
	S/A COSTS	

Just to summarize we have had the following assessments in support of our Remediation Projects totaling \$23,850,000.

- 2018 \$6M Building Remediation
- 2018 \$4M Windows
- 2021 \$10M Building Remediation
- 2023 \$3.85M Building Remediation

The total additional remaining costs that are needed to complete the 50 Yr certification projects is \$1.5M and this amount will need to be funded by a special assessment as shown in the chart below. These remaining cost obligations include balances on our existing contracts plus retention monies held back from the contractors for the Tower, Garage, Pool and Window/Door Contracts. In the chart below, we also have included anticipated engineering, inspection and permit closeout costs for these projects as well as the anticipated costs for the previously unfunded projects needed for the 50 yr certification which are; 1) the lighting in the garage to bring it to code and 2) the unexpected re-sloping and waterproofing of the eyebrow above the storefronts in the courtyard caused by the collapse of the existing drainage pipe.

Project Spend as of 12/31/2024 Financial Statement	\$ 23,165,491
Interest Paid to Bank during Loan Draw Periods	\$ 388,397
GC Garage Remaining on Contract with Perimeter Wall	\$ 603,041
GC Garage Retainage owed to contractor	\$ 102,026
GC Garage Deposit to be returned to BH	\$ (34,797)
Garage/ Perimeter Engineering Costs	\$ 30,000
GC Tower Retainage owed to contractor	\$ 346,423
GC Tower Msc Items Remaining Swings, Protection Line 5	\$ 21,455
GC Pool Remaining on Contract	\$ 52,925
GC Pool Retainage owed to contractor	\$ 22,447
Windready Window/Door Contract Retainage	\$ 169,071
Windready Credit for Water Tests	\$ (25,000)
Remaining Engineering to close all projects: Pool,Tower,Garage	\$ 50,000
Courtyard Eyebrow re-sloping and waterproofing	\$ 70,000
Eyebrow Engineering Costs and Permit	\$ 25,000
Other Contingency costs	\$ 120,000
Total Windows, Pool, Garage and Concrete Restoration	\$ 25,106,479
Garage Lighting	\$ 225,000
Garage Lighting Permitting and Engineering	\$ 25,000
Total Projects for 50 Yr Certification	\$ 25,356,479
Prior Amount Assessed	\$ (23,850,000)
New Assessment amount	\$ 1,506,479

We have the ability to provide financing to the owners for this new assessment since we have excess funds in our remediation bank accounts of nearly the same amount. The excess amounts in our bank account are made up of the 1) \$854.6K which was paid by unit owners for their remaining principal amounts of their assessments since the last 8/31/2023 loan re-amortizations and 2) the \$633.6K interest portion from unit owners who are on the finance plan for the 2021 assessment whose payments were made in advance of the loan conversion date in 2023 to the fixed term. In order to have all payments for the 2018 and 2021 assessments and their associated loans end on the same date, we collected payments for the 2021 assessment starting in 2021 which was 2 years in advance of the loan conversion to the fixed term. The interest portion only of \$633.6K is

President’s Message *(cont. from page 3)*

accounted for here since the principal portion of \$649K had already been re-amortized in the 2023 \$3.85M assessment payment schedule. These amounts \$854.6K and \$633.6K are obligations to the bank that can be re-amortized for the \$1.5M assessment in order to provide financing to the unit owners for the duration of the loan. Just to clarify, we have all our owners who are taking advantage of the financing of the assessments on amortization schedules that will complete their obligations in May 2036 which will satisfy all needed payments on the bank loans.

Below is the payment schedule for this next \$1.5M assessment that would be also amortized to the May 2036 with the first payment being April 2025.

MODEL TYPE	PERCENTAGE OF OWNERSHIP	Principal Amount	Qrtly payment
HA 1BR Balcony	0.002201	\$ 3,301.50	\$ 96.17
HB 1 BR Convertible	0.00237	\$ 3,555.00	\$ 102.97
HC 2 BR	0.003523	\$ 5,284.50	\$ 153.06
SHOPS	0.02872	\$ 43,080.00	\$ 1,247.79

With the Garage and Perimeter wall expected to be completed in mid-March, we should accelerate the start of the Courtyard Eyebrow and the Garage lighting. Some board members oppose using our existing contractor to repair the eyebrow above the stores, even though they already rebuilt/ repaired and waterproofed 240 residential balconies, 60 fire escape landings and 19,000 sqft on the pool deck. But the suggestion is to bring in a new contractor for the re-sloping and waterproofing of the 1000 sqft eyebrow, a \$75K project, which is directly adjacent to the storefronts that will be repaired and painted by our current contractor. Bids from new contractors will need to be provided and any new contractor will need to obtain new permits which could further delay its start.

The lighting scope for the garage had begun in earnest with an illumination plan received from our electrical engineering partner in May of 2024. A total of 6 potential electrical contractors were contacted to provide bids, 3 of which responded by end of June. A selection of vendor needs to be made soon since contracts and permitting are required before the project can start.

A summary on our Reserves

It is important to note that prior to 2019 the building funded only a mere \$35K annually in Reserves. For many years the association was beholden to

the developer to pay off a 15 yr loan needed to purchase the recreational common areas on the 3rd floor and pool deck that the developer kept as his ownership and leased to the association until this purchase was made, with the completion of these loan payments ending in 2011. The obligation of this mortgage for these areas placed a significant strain on the finances of the building and as such it appears that there was not sufficient funding for the reserves to support continuing maintenance. We know from the prior board meeting minutes from the 40 yr certification only some of the building issues were addressed and a minimal paint job and re-coating of the pool deck were made without attention to structural issues.

We find ourselves now paying for the projects that should have been previously funded by reserves in all those years up to 2018. However, we have been fortunate in our timing to take advantage of relatively low interest rates and were able to provide financing to unit owners for these projects through 2036. As of 2025, the new Florida Statute laws will mandate funding for Structural Reserves, which also includes critical mechanical systems. We will now be mandated to annually save for and pay for what is needed for the buildings’ maintenance in the future through the funding required by a Structural Reserve Study. Our Structural Integrity Reserve Study (SIRS) shows an annual reserve contribution of \$600K and the Traditional Reserve Study (TRS) an amount of \$282K. Both of these Reserve studies are posted on Building link and will be further reviewed by the Board within Q1 2025.

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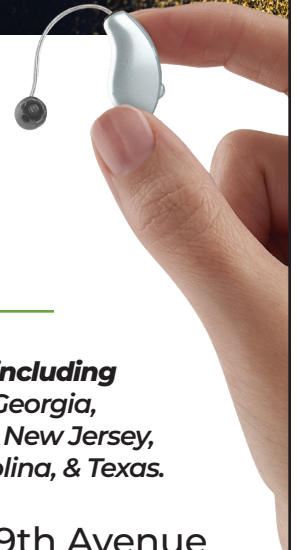


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