



Burleigh House

Monthly Newsletter

Volume 22 Issue 7

February 2025

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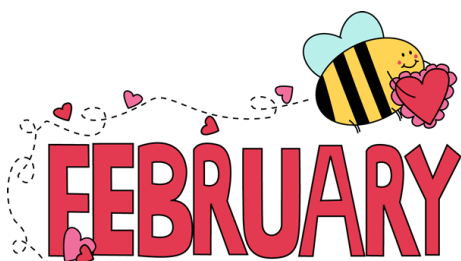
- Monday - Friday**..... 9:00 to 5:00
- Lunch 1:00-2:00 p.m.** Closed
- Wednesday**Closed to the Public
- Saturday & Sunday** Closed

IMPORTANT NUMBERS

- Office**.....(305) 866-7314
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- Security**.....(305) 861-1869

BURLEIGH HOUSE

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PRESIDENTS MESSAGE

Dear Burleigh House Neighbors,

We are reaching the end of our building restoration project. Our single most important priority for us as a community is to work together to complete the 50-yr certification. Without it, we face serious consequences that will be very costly to the Association. I write to you with upmost concern as several board members and unit owners wish to stop the progress of the 50-yr certification and are circulating a petition to delay the necessary Assessment. Lack of funding from the Assessment will cause us to stop the remaining work which is dangerous and irresponsible and:



and:

- We will continue to have difficulty obtaining insurance, at a higher cost
- We will not be able to sell units with a mortgage
- The contractor would leave our building to work on other projects, and bringing them back would cost us re-mobilization, delays and higher costs
- The contractor will have the right to place a lien on our building
- There is a shortage of contractors and engineers and finding a replacement will be difficult and at higher rates than our existing contract
- It is unlikely that any contractor or engineer would take responsibility to complete the remaining work, close out the permits of the prior work or sign the documentation needed for the 50yr certification
- We have 2 new required projects that need funding, the front eyebrow above the stores and the garage lighting

What is left to do:

With the support and supervision of our Architect/Threshold Building Inspector/ Structural Engineer and General Contractor, we know clearly what is required to complete the 50-yr certification.

- The installation of the roof which will be funded by the Reserves
- The completion of the remaining areas of work in Garage, most of which is near the exit gate
- The repair of the stucco work and painting of the perimeter wall and store fronts

Continued on page 2

President’s Message (cont. from page 1)

- The re-sloping and waterproofing of the courtyard eyebrow above the storefronts
- The installation of the Garage lighting

The last 2 projects have yet to be funded, contracted or permitted as we wait for the refresh of the Garage lighting quotes and an AIA contract from the contractor selected for the eyebrow. In order to complete these projects, the additional Assessment is needed, and the details are in the January Newsletter and the Assessment letter. Without it, we cannot continue the projects, and it is in the best interests of the Burleigh House to push hard and fund them to completion. The work needed to complete the projects, close out the city permits and obtain the 50-yr certification have significant challenges enough without any deliberate pause by the Association. I urge you to support the effort to move forward with our current team and to reach this milestone utilizing the funding from the assessment.

Pool Update:

The Department of Health inspection made their inspection on Jan 30th, and we are working now on several of the small punch list items that will be completed this week. The pool was drained last weekend, and the non-slip coating to the thin strip of blue marker tiles on the bottom the pool below the floating rope which denotes the deep end of the pool has been applied and the pool will be filled on Thursday after the material is fully cured to be submerged. We are able to apply for a water credit once a year with the water department to drain the pool for maintenance to offset this water expense. Although previously approved by the Health Department official at the beginning of the project, we will need to apply for formal written approval for the sloping of the deck at the east side of the pool which is less than 1%. The code allows for this exception for deck systems with build in drainage as we have with our pedestal-based tile system, but a formal application needs to be made. While we go through that process, we will have the pool tile contractor come back next week to make the repairs that were previously outlined by our engineer.

Garage Update:

The remaining work in the Garage is concentrated mostly in the area of the exit gate with the rebuild of the large

Beam near the exit and the overhead repairs of the ceiling near the start of the ramp to the 2nd floor.

There are several other small localized repairs on the first floor that will be attended to after the exit gate beam is poured. The work on the perimeter wall continues with the focus now to complete the store fronts, with the remaining two needing façade repair are the Pizza and Ceviche restaurants. After that the remaining stucco and painting work on the North, South, and East perimeter wall will be worked.

Courtyard Eyebrow:

A new contractor was selected to re-slope and waterproof the eyebrow and we are waiting for them to provide a contract for our approval and for them to apply for a permit after receiving the stamped drawings from our Architect.

Garage Lighting

The quotes for the Garage lighting are being updated now so we can choose the electrical contractor who can begin the permit approval process.

Roof Project:

The Roof contractor is awaiting final approval from the Public Works Operational Review in order to park the crane on 71st to allow for the transport of new and waste materials to and from the roof. Once completed we will kick off the project with the contractor.

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