5825 CORINTHIAN CONDOMINIUM

Volume 5 Issue 8 | A Newsletter for the Residents of the The Corinthian Condominium Association, Inc. | April 2025

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
Holidays .....CLOSED

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 CALENDER UPCOMING DELIVERIES
- FILED AWAY PROCESSED FEE RECEIPTS
- CONTACTED MAINTENANCE FOR WATER LEAKS

REMINDER

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

MAINTENANCE ITEMS

Maintenance painted the garage parking floor stripes in the area where the new asphalt was made.

After

ITTWare replaced the billiard room camera with a wide anlge night vision camera. They also replaced the faulty camera at the front of the property.

billiard room old camera new camera exterior camera

Maintenance unclogged the 15th, 8th, & 4th floor laundry room sinks.

The Assocaiton purchased four (4) Fielder 6-Foot Round HEAVY DUTY Birchwood Folding Banquet Table with metal edges. The Corinthian Room will be used as a second party room.

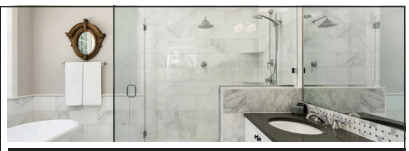
KITCHEN & BATHROOM REMODELING
SATISFACTION AND QUALITY GUARANTEED
NO JOB TOO SMALL

REMODELING & INSTALLATIONS
Kitchens | Bathrooms | Interiors
Cabinets | Vanities (New & Resurfaced)
Baseboards & Crown Molding | Mirrors
Quartz, Marble & Granite Countertops
Popcorn Ceiling Removal | Interior Doors & Frames
Impact Windows & Doors
Ceramic Tile & Marble Installed
Plumbing & Electrical Service

PAINTING
House, Condo, Apt. | Interiors & Exteriors
Roof Painting | Pressure Cleaning

MINOR REPAIRS
Exterior Wood | Facia & Soffit
Stucco | Drywall & Framing

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. 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.

DIAMOND REMODELERS

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond Lic# CC94BS00437
Anthony Lasorsa Lic# CGC031497
Licensed & Insured General Contractors

WWW.DIAMONDREMODELERS.COM | 305-865-9005
Jeff@diamondremodelers.com
@diamondremodelers Diamond Remodelers
Special Discounts will be applied for mentioning this ad

The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

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

RESIDENTIAL

Ladder Safety

Global Service Standard #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.***

Ladders consistently represent one of the top reasons for injuries here at FirstService Residential. Reasons for ladder injuries include failure to use the appropriate ladder for a specific job, failure to use the ladder in the appropriate way, and not wearing Personal Protective Equipment.

According to OSHA, the most common ladder hazards include:

- Improper set-up
- Ladders improperly secured
- Standing on the top two rungs/steps of a ladder
- Overreaching while on the ladder
- Not wearing appropriate PPE – i.e., slip resistant shoes and/or gloves

Here are 5 basic rules for ladder use:

1. Choose the right ladder for the job – choose a ladder that has the proper load capacity for the job. Consider your own weight as well as the weight of your equipment, tools, and materials. The ladder must be long enough to work without using the top two steps of the ladder.
2. Inspect the ladder:
   - **a.** Before use:
     - **i.** Check the ladder's stability.
     - **ii.** Ensure that all screws, bolts, and hinges are tight and that the base of the ladder is secure.
     - **iii.** Look for loose or damaged rungs, steps, side rails, supports and any other structural damage.
     - **iv.** Check for any dirt, grease or paint that could cause slips and falls.
     - **v.** Remove ladders with structural damage from service.
     - **vi.** Your ladder should not be near any electrical wiring.
   - **b.** After use:
     - **i.** Check for any new structural damage to the steps, side rails, rungs and supports.
     - **ii.** Check for any bends and any loosened screws, hinges, and bolts.
     - **iii.** Recheck the ladder's stability.

Life, simplified.℠

RESIDENTIAL

Seguridad con las escaleras

Norma de servicio global #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 escaleras representan consistentemente una de las razones principales de lesiones en FirstService Residential. Razones para las lesiones por escaleras incluyen no usar la escalera apropiada para un trabajo específico, no usar la escalera en la forma apropiada, y no usar el equipo de protección personal.

De acuerdo con la OSHA, los riesgos más comunes con escaleras incluyen:

- Instalación inadecuada
- Escaleras aseguradas inadecuadamente
- Pararse en los dos peldaños/escalones superiores de una escalera
- Estirarse demasiado mientras está en la escalera
- No usar el EPP apropiado, es decir, zapatos resistentes a resbalones o guantes

Estas son 5 reglas básicas para el uso de las escaleras:

1. Elija la escalera correcta para el trabajo: elija una escalera que tenga la capacidad de carga apropiada para el trabajo. Considere su propio peso, así como el peso de su equipo, herramientas y materiales. La escalera debe ser lo suficientemente larga para trabajar sin usar los últimos dos peldaños.
2. Inspeccione la escalera:
   - **a.** Antes de usar:
     - **i.** Revise la estabilidad de la escalera.
     - **ii.** Asegúrese de que todos los tornillos, las tuercas y las bisagras estén ajustados y que la base de la escalera esté segura.
     - **iii.** Busque peldaños, gradas, barandas a los lados y apoyos que estén flojos o dañados y cualquier otro daño estructural.
     - **iv.** Revise en busca de cualquier tierra, grasa o pintura que podría causar resbalones y caídas.
     - **v.** Retire de servicio las escaleras con daño estructural.
     - **vi.** Su escalera no debería estar cerca de un cableado eléctrico.
   - **b.** Después del uso:
     - **i.** Revise cualquier daño estructural nuevo a las gradas, barandas a los lados, peldaños y apoyos.
     - **ii.** Revise cualquier dobladura y cualquier tornillo, bisagra y tuerca flojo.
     - **iii.** Vuelva a revisar la estabilidad de la escalera.

B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

Family owned & operated, providing our clients with quality service and work, for over 20 years

CALL US TODAY for a *no obligation assessment and quote* and be sure to mention this ad!

305-322-2652
www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience

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 Bzaziz License #P1715224

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.

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

Condo Resident Perks

WE ARE NOT FOOLING With This SALE!

Hearing Health Event
Now Through April 30

Melanie Plotkin, HAS, Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Exclusive Offer for Condo Residents!

$1000 OFF the purchase of a pair of the all new Starkey Edge AI Rx hearing devices.[1]

Starkey's all new Edge AI is no joke!

- **Waterproof [2] up to 1 meter** Built tough to be waterproof, sweatproof and everyday-proof.
- **Smart Adaptation** distinguishes between noise and speech.
- **Next Generation Connectivity** Adjust the volume from your smartphone.
- **Long-Lasting Rechargeable Battery** Charge overnight & listen for up to 51 hours.

Google ★★★★★ **Customer Reviews**

"The staff is so friendly. They treat you like family. My issue was easily and quickly resolved." ***- C. Pleach***

Se Habla Español

We Specialize in Second Opinions!

Call Us Today

(888)-272-9589

HearAgainAmerica
Experience the Joy of Hearing

Aventura HEAR CENTER
A DIVISION OF HEAR AGAIN AMERICA

19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**

www.HearAgainAmerica.com

1. Cannot be used on prior purchases or combined with prior discounts.
2. up to 1 m, not intended for swimming. Rechargeable styles only.