



# The Grandview Condominium Association, Inc.

Volume 13 Issue 12

June 2026

**Grandview Condominium**  
**5900 Condo Association, Inc.**  
5900 Collins Avenue  
Miami Beach, Florida 33140

### BOARD OF DIRECTORS

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**Vice President** ..... Jaime Zamudio  
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### Newsletter Editors

Desiree M. Gomez & Sidney Elkin



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## WELCOME SABINA BABAYEVA

Sabina Babayeva joined the Grandview staff February, 2025 as a part-time desk clerk working Saturdays and Sundays 7:00 AM to 7:00 PM. She described her duties as “assisting residents and visitors, helping with deliveries and packages, answering questions and monitoring building access.”

She stated that much of the job is similar to her previous work which included administrative and front desk positions where she helped support daily operations of the business. Those experiences have been very helpful in her role at the Grandview.

She points out the welcoming atmosphere and the sense of community in the Condo, and that she has gotten to know many residents which makes the work experience more enjoyable.. Seeing familiar faces, chatting with residents and getting to know the wonderful people who make up this community is a real plus.

When asked about the most challenging experiences, she pointed out the unexpected technical and building issues which may arise and the inconvenience for residents until proper solutions are found. Asked about any interesting experience or stories, she described how much she has learned from residents who come from so many different places.

In her free time, she travels, spends time outdoors and reading about different places, cultures and perspectives. She enjoys working in an atmosphere where people say hello, share a conversation and make you feel welcome. “It is a the residents, guests and staff who make the Grandview such a special place, and I am grateful to be part of it.”

We welcome Sabina’s presence and kind remarks about our community.

by: Sidney Elkin

## DONATE OR SELL

When excessive stuff starts taking over your space and life, it may be time to consider downsizing the excessive clutter. To help in selecting what could be sold or donated, consult the suggestions of professional appraisers who recommend to try and sell high end merchandise and goods which are sought after by the public.

Famous and historical music and record albums are candidates for collectors' attention. Original art work and artful types of picture frames are good contenders for a sale. Decanters and beer mugs are especially attractive to buyers as are unusual lamps and quilts. Pyrex and vintage kitchen items are candidates for possible sale. Mid century furniture is always of special interest for buyers.

Items to donate include knickknacks, most clothing, not vintage clothing which has a huge market. Small appliances, computers, cell phones and most upholstered furniture should all be donated.

Getting rid of unused items will make more room for storing possessions which are regularly used. Non profit organizations will seek your donations.

by: Sidney Elkin



  
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## CONDO BOARDS CERTIFICATION

It has been pointed out that many Florida Condo owners are unaware of the 2024 law which requires Condo Associations' Boards of Directors, elected or appointed, to complete a state approved certification course. Given the many challenges and issues faced by Condo Associations, a review of the board certification requirements would be appropriate.



As of July 1, 2024, board members must complete a certification course within 90 days after being elected or appointed to a Condo Board. The certification course must be at least four hours. Topics such as milestone inspections, structural integrity, reserve studies, elections and record keeping are covered. Also to be included, financial literacy and transparency, levying of fines and notices of meeting requirement.

The certification is good for seven years and board members do not have to repeat the course unless their seven year tenure is interrupted. After seven years, there is a continuing education course required which covers changes in Florida statutes as well as related administrative rules.

The Florida Department of Business and Professional Regulation offers the update courses on their website. Owners and residents are now protected through a very important protection process.

by: Sidney Elkin

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