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The Grandview NEWSLETTER

A Monthly Newsletter for Residents of 5900 Grandview Association

Grandview Condominium

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

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Grandview Community Project Updates



The Grandview continues to move forward with several property improvement initiatives designed to enhance the community and support the long-term care of the building. Here are some of the latest updates:

Fountain Remodeling Project
Work on the fountain remodeling project continues to progress. Management is coordinating closely with Cap Group and the project team regarding construction sequencing, plumbing requirements, site logistics, and remaining project scope. The work area is being actively monitored as the project advances.

CCTV Modernization
Installation of the community's upgraded camera system has been completed. Management is now coordinating the remaining project closeout items with ABAR Technology, including team training.

Fitness Center Improvements
Planning for the next phase of fitness center improvements is underway. Management recently met with Technogym and Cap Group to evaluate equipment options, financing alternatives, and opportunities to improve and potentially expand the existing fitness center. Concepts under consideration include updated equipment, improved lighting, enhanced interior visibility, and possible expansion into the adjacent storage area.

Save the Date – 2026 Annual Meeting
The Grandview Condominium Association's Annual Meeting is scheduled for Thursday, November 19, 2026, at 7:00 p.m. in the Multifunction Room.

Continued on page 2

Community Update (*cont. from page 1)*

Additional meeting information and official notices will be provided to owners in accordance with the Association's governing requirements.

2027 Budget Planning

Management has begun reviewing assumptions and anticipated expenses for the 2027 budget as part of the Association's annual budget-development process.

We look forward to keeping residents informed as these initiatives continue to progress and appreciate everyone's patience and cooperation while improvements are underway.

Desiree M. Gomez, LCAM
Property Manager

EARLY SOCIAL SECURITY

By Sidney Elkin, Unit Owner of 507

Social Security Trustees report that the retirement trust could be depleted in 2032 if Congress does not act to prevent this from happening. Most tax experts expect Congress to prevent an anticipated 22% reduction for those collecting social security benefits at age 62. The early claim reduces monthly benefits of 30% compared to waiting until age 67 or compared to receiving full benefit amounts at age 70.

If you are still working, social security benefits may be reduced temporarily. Delaying claiming early benefits helps provide larger social security benefits for a surviving spouse.

Before taking earlier benefits, it is wise to check your record of earnings. Taking social security at an early age should be based upon individual earnings and needs. One example of waiting until age 70 would provide a monthly benefit of $2,480. Before making a decision upon taking early social security benefits should be based upon your earning record and/or personal needs.

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NEWEST SMART PHONE SCAMS

By Sidney Elkin,
Unit Owner of 507

Losing access to your smart phone could be a sign that criminals have access to your cell phone number and are attempting to steal funds from your credit card and bank funds.

This new approach is called SIM, swapping or hijacking. The FBI reports that more than 5,000 people have been victims.

Older adults, care givers and families should be prepared to prevent smart phone scams. In this procedure, criminals seek personal information, birthdates and addresses about targeted victims. If successful, scammers can take funds without touching your phone.

To help prevent SIM, use strong unusual passwords. Beware of being asked about personal information. Ask your mobile office if they offer SIM protection.



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