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September 2026



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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THE GRANDVIEW
Community Update | September 2026

By Desiree M. Gomez, LCAM, Property Manager

As we welcome September, Management continues to focus on building improvements, preventive maintenance, safety, and enhancing the resident experience throughout The Grandview. Below are some of the projects and initiatives currently underway.

CCTV Modernization

Installation of the Association's upgraded CCTV system continues to progress, with work advancing through the garage areas and elevator camera installations. Management continues coordinating closely with the vendor as the project moves toward completion.

Elevator Improvements



Recent work on Elevator #5 included completion of the pit channel replacement and associated waterproofing. Additional elevator improvements are also underway, including the approved telephone replacement for Elevator #6 and continued installation of the new elevator camera system.

Fountain Remodel

The fountain remodel continues to advance through project coordination and pre-construction activities. Management is working closely with the

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Community Update (*cont. from page 1)*

project team as preparations move forward toward commencement of the work.

Fitness Center Enhancements

Following resident feedback, additional fitness center equipment was evaluated and repairs were completed where possible. One of the existing benches requires replacement because replacement components are no longer available.



In addition to addressing the bench replacement, Management is soliciting proposals from vendors for new fitness center equipment as part of our continued efforts to enhance the fitness center and resident experience.

Safety & Quality Assurance

The Grandview recently completed FirstService Residential's comprehensive Quality Assurance and Safety inspection, achieving an overall score of **96.67%**, with **zero items rated "Poor."** The property's safety component also achieved a strong **96.43%** score. These results reflect the continued efforts of our onsite team to maintain a safe, well-maintained community.

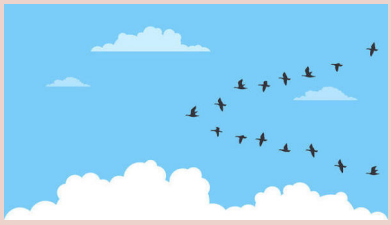
Coming Up at The Grandview

Throughout September, residents can expect continued progress on the **CCTV modernization, elevator camera installations, fountain remodel, and fitness center enhancements**. Management will continue monitoring these initiatives and providing advance notice of work that may temporarily affect building operations or access.

Thank you to our residents for your continued patience and cooperation as we work to maintain, improve, and enhance The Grandview.

SAVE MIGRATING BIRDS

By Sidney Elkin, Unit Owner of 507



From now through mid -November millions of birds migrate to the south for the winter. It is estimated that a majority may pass over South Florida. Migrating birds rest and forage during the day and travel at night using the stars as navigation aids.

According to the Audubon Society, the lights of brightly lit cities impede their night vision and throws them off course, disorienting and confusing them. This causes millions of birds to be lost in the U.S. each year by colliding with tall building lights and other sources.

Bird watchers and research organizations have urged the public to turn off lights at night during the migration season. Residents are asked to report finding dead or injured birds to the Miami-Dade Bird Collision Monitoring Project.

Some useful procedures south Florida residents may follow include: Turn off unnecessary lights from 11 p.m. and sunrise until November 15, Place lights on timers, Use motion sensors, Use strobe lighting if possible.

Residents of high rises can be helpful by taking pictures of the collisions sending them to the Naturalist Project. If injured birds are found, take them to a rehabilitation society.

Residents of large buildings should reduce lighting to make the journey safer for migrating birds.

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REAL ESTATE DEED FRAUD



By Sidney Elkin, Unit Owner of 507

The FBI has been tracking real property deed fraud from 2019 - 2023 in its 2025 report. It reported 58,191 victims with 1.3 billion dollars of losses due to real estate fraud.

The scam involves criminals who use fake IDS and impersonate property owners. After obtaining personal information, they contact real estate agents, Title companies or Deed Officers posing as owners. The crooks request the creation of a contract to sell the property with the newly created deed. They sell the stolen property to themselves or to a friendly person making money from the illegal sale.

Ten states have statutes dealing with this issue. Florida has free recording notification which requires County Clerks to provide an alert to property owners when a document is recorded under their registered name or property. Witnesses are required for creating new documents including the verification of their address and signature.

Property fraud protection requires owners and witnesses to provide a correct contact address. It is illegal for scammers to forge your signature on a Quit Claim Deed or on a fake Power of Attorney in order to transfer real property to a person who is participating in a fake Deed transaction. Real property owners must be alert to this possibility.





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