

The Venetia Voice

August Newsletter, Volume 2005-4

*Venetia Condominium Association
555 Northeast Fifteenth Street
Miami, Florida 33132*

*John Ritter, President
Hank Cofield, Vice President
Francisco Martinez, Secretary/Treasurer
Susan Gale, Property Manager
Email: venetiamanager@bellsouth.net*

NEW BOARD MEMBER:

Hank Cofield was elected to the Board of Directors to represent the residents in the Special Election held on August 31st. We congratulate him and look forward to working with him.

SALE OF 2ND FLOOR COMMERCIAL UNITS:

We have hired Dean Campbell to appraise the 2nd Floor commercial units. Zurwelle-Whittaker, the original surveyors of the building, was hired to determine the square footage of these units. These units were reconfigured by Crescent Heights and needed to be surveyed again for the exact measurements. Zurwelle-Whittaker came to the property on Friday, September 16th and again on Friday, September 23rd. The Committee for the Sale of these units was supposed to meet Wednesday, September 21st. to establish the parameters of this sale.

PARKING REORGANIZATION REPORT:

Martin Vegas has been working very hard on this massive undertaking. We would like to thank everyone who responded to our request for parking information, for your cooperation in this project. So far, this is what the survey has produced:

- a) There are **309** Assigned Parking Spaces in the Upper Parking Garage.
- b) We have accounted for **228** Assigned Spaces for **179** Residential Units.
- c) The total Residential Units with Valet Spaces is **195**.
- d) There are **66** Assigned Spaces for **t2** Commercial Units accounted for.
- e) There are **40** Valet Spaces for the **12** Commercial Units.

Access cards have been lost and have fallen into the "wrong hands". This is a breach of security. The only way to organize the parking situation and to tighten up security is to have the Management Office begin de-activating the access cards. This process will begin soon. You will have to come to the office with your card to have it re-activated. We will get your parking information at that time and verify unit numbers. Most condominiums de-activate access cards periodically for security.

*As a special aside - Remember, we cannot accommodate all large trucks and hummers in valet.

Space is limited and is given on a first-come/first-serve basis.



Package pickup times: Monday-Friday 7AM-10PM / Saturday-Sunday 7AM-7PM



PROJECT UPDATE:

Lower Parking has been completed. The sidewalk in front of the Loading Zone and the Lower Parking entrance and exit had several holes which were a liability to the Association. We had that area restored, and instead of replacing the tile which kept cracking under the weight of the heavy vehicles, had a colored sealer applied on the concrete.

Elevator Modernization - General Elevator Sales and Service (GESS) has been working on Elevator #1 and is almost finished. Inspection is scheduled for Friday, October 7th.

Pool - We hired Norman Bray as our electrical engineer to do the plans for the electrical work for the pool lights, deck lights, panel and pump. Jerguson Electric will be the contractor. They have submitted the paperwork to the City for the permit and will begin the electrical work within a few days of receiving the permit. We cannot do the diamondbrite on the inside of the pool until the pump is circulating because once the diamondbrite is applied, the pool must be filled or the diamondbrite will crack. Unfortunately, another leak was discovered and Gray Dolphin Pools has been called back to the property.

Balcony Inspections - The balcony inspections have been completed and we are waiting for a report from Brownie Taurinski. Once we have the report, we will get bids for the repair work.

4th & 5th Floors - After Thermal Concepts finished working on the chiller pipes on the 4th and 5th Floors, our Maintenance staff painted the hallway walls, wood work, doors, and frames and replaced many ceiling tiles on the 5th Floor. They also painted the elevator lobby. They are currently in the process of "sprucing up" the 4th Floor.

Cooling Towers - We are beginning to address the replacement of the cooling towers. Jim Pascucci of Airstron has been asked to do the specs and to work with our structural engineer, Brownie Taurinski and our chief engineer, Moises Mayer. Once the specs are completed, we will put the project out for bid. It will take approximately three (3) months to manufacture the equipment.

VENETIA RENOVATION PROGRAM:

The detailed report on the Special Assessment that Hal Spaet and I wrote seemed to have a favorable response from the residents. It has been distributed and we encourage you to review it. If you did not receive a copy and want one, it is available in the Management office. It analyzes how your money is being spent, the extent of the structural deterioration at Venetia, and recommends necessary projects comprising the Venetia Renovation Program. At the September 28th Board meeting, it was decided to support the program in concept and to have a special meeting workshop to organize this program.

DELINQUENCIES:

Although we have brought down the delinquencies somewhat, we still have a long way to go. The Management Office has been giving courtesy calls to the residents to let them know that their unit is delinquent along with the “reminder” and “demand” letters they receive each month from Continental. The Board voted to turn off the cable TV in the units that are 45 days late and this procedure will begin in October. The Association depends on the maintenance each month to run the building properly.

Remember, we are still in Hurricane Season. If you are planning to be out of town for an extended period of time between now and November 30th, please make sure that you remove everything from your balcony. During Rita, many unit owners did not heed this warning. If you do not do this, you are being negligent and it is a recipe for disaster.