

The Venetia Voice

February Newsletter, Volume 2006-2

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MESSAGE FROM THE MANAGER:

In this issue, I would like to address the Laundry Rooms and would appreciate it if you would advise your guests and cleaning people of the following:: 1) Using too much detergent can cause flooding. We ask you to remember that “*Less is Better*”. 2) Please remove the lint when using the dryers. If the lint traps are not cleaned out, the heating mechanism can burn up. 3) The garbage cans in the Laundry Rooms are for *laundry garbage* only. The Housekeeping staff has reported that people are leaving their trash and newspapers in the Laundry Rooms instead of taking it to the trash chute. 4) If you have any problems with the machines, please notify the office immediately so we can have them serviced.

SALE OF 2ND FLOOR COMMERCIAL UNITS:

Zurwelle-Whittaker has completed the survey of the 2nd Floor Commercial Units. Dean Campbell, Southeastern Land and Appraisal Corporation, is working on the appraisal for the 8,489.57 sq. ft.

FRONT DESK

Kent Security will be taking over the operation of the Front Desk beginning on March 1st. I have interviewed and hired four applicants. Please remember that they do not know us yet and will be asking for ID. Please work with them. They are here to help us.

BOAT SHOW

The Boat Show was a lot of fun and the weather was glorious. But the best news is that the Association made \$7050.00 from the spaces we sold to the vendors and \$425.00 from the parking meters that Hank Cofield suggested we rent from the City of Miami for valet.

SHUTTERS

If you are interested in getting an estimate for hurricane shutters, please call Julian Payne from Clear View Shutters, on his cell at (407) 230-3091. You can also email him at julianpayne@thechoiceisclear.biz. About 25 unit owners have already ordered shutters from Clear View.

MAINTENANCE PAYMENTS

A reminder. . . Your Maintenance and Special Assessment payments are due on the 1st of the month. If your payment has not been received by Continental in time to post to your account by the 10th, it will be considered late and a late fee will be applied. The Management Office will accept payments either in person or via the payment box at the Front Desk until the 5th of the month. No payments will be accepted locally after this time.

PROJECT UPDATE:

Elevator Modernization.

Elevator #3 is up and running. We are waiting for the inspection before it can be put in service. Once it is in service, the elevators will arrive much faster because they will all be on the same call button. Elevators #1 and #2 originally passed inspection on a temporary basis. They are completely safe, but there were some other requirements that the elevator company had to do and improvements that we had to do to the elevator rooms on the roof. We also have to replace the corroded stairs that lead to the rooms on the roof. The elevator people

misplaced the mirror for the ceiling in elevator #2 and have ordered another one. They will be installing fans in the elevators within the next two weeks.

Pool Deck.

The plumber has inspected and cleaned out the nine (9) drain lines on the 9th Floor Pool Deck and has attested that they are all clear of construction debris and are working properly. On Thursday National Concrete began re-enforcing the edge of the pool deck where the railing came off during Hurricane Wilma. The following week, they will install the railing which will have plywood in it because the glass is still on order. Half of the deck tiles are in. We are getting bids for the tile installation. Once the installer is selected, we can proceed with the installation of the deck tiles. The tile that was selected is on display in the Management Office. The light posts and fixtures are here. Jerguson Electric began installing them on Tuesday, February 28th. I would personally like to thank Suzanne Bernstein for all of her help with the light fixtures and tile for the pool deck.

Pool.

Jerguson Electric has finished the light niches and National Concrete has water proofed them. We filled the pool to check for leaks. Unfortunately, two leaks were discovered. One, when the plumber snaked the drain, he cracked the pipe. The other one is in the new pipe for the jets and seems to be more serious. Aqualogic and National Concrete will confer with Brownie Taurinski as to the course of action that will be taken. It will probably take another month to address these repairs and get the diamond brite applied. I HAVE NO WORDS! In the meantime, the electricians will be working on the lights and the electrical work for the pools.

Balcony Inspections.

After receiving bids for the balcony project and painting of the building, Brownie Taurinski has recommended Southern Construction Services to the Board. The project will entail the caulking of the balconies to prevent water intrusion, making the drain holes larger and replacing the pipes so the water will drain off faster, and painting the building with water proof paint. The parking garage will be pressure washed and painted at that time.

Plants.

Hank Cofield, with the assistance of Joe Moniz, has been working tirelessly on our plant areas. Paradise Flowers and Plants planted the hedge on the north side of the building. Gerry Berton, from Oceanstyle, offered to pay for half of it (and we accepted) because he wanted it done before the Boat Show. Please show some love and pride in our building and do not throw your cigarette butts or allow your dogs to go into these flower beds.

Maintenance Projects

Moises repaired the pavers on the valet ramp.

Maintenance has started to clean the elevator tracks on all of the floors.

Maintenance has finished painting the 11th and 31st Floors. The next floor scheduled to be painted is the 12th Floor but Arcadio Arango, our painter, resigned. We have been interviewing for a painter and as soon as one is hired, we will resume this project.

We hired Marta Balboa for the fulltime housekeeping position.

Insurance

Your banks and mortgage companies may ask for the Association's flood insurance. Please call our agent Jeff Wysocki, from Brown & Brown, for assistance. His direct line number is (954) 331-1335.

Christmas Fund

\$2,870.00 was collected for the staff for Christmas from the residents and they thank all of you who were so thoughtful to contribute.