

# The Venetia Voice

Winter Newsletter, Volume 2008-1

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## **MESSAGE FROM THE CHIEF ENGINEER:**

*End of Jan. 2008*

*In November 2006 the Continental Group, Inc. transferred me to the Venetia Condominium to handle the task of bringing this building back to life.*

*Today and just a little over one year later, I am proud to report to you that the following major projects have been completed:*

- 1- Replacement of the Cooling Towers.*
- 2- Replacement of the Domestic Water Pumps System.*
- 3- Replacement of both Pool's Filtration System and Circulation Pumps.*
- 4- Completion of both Pool's and Pool Deck.*
- 5- Installation of two new Pool Water Heaters.*
- 6- Complete overhaul of all four Condensing Water Pumps and Motors.*
- 7- Complete overhaul of the two Cold Chiller Water Pumps and Motors.*
- 8- Complete overhaul of both Hot Water Circulation Pumps and Motors.*
- 9- Complete overhaul of both Chillers.*
- 10- Replacement of all Condensing Water and Cold Chiller Water Shut off Valves.*
- 11- Replacement of the Elevators Mechanical Room's Aluminum Stairs.*
- 12- Installation of six Mini-Split Air Conditioner Units at the 4<sup>th</sup> and 5<sup>th</sup> floors hallways.*
- 13- Installation of the Trash Compactor Room Air Conditioner Unit.*
- 14- Installation of Elevator number 4 and number 7 Air Conditioner Units.*
- 15- Replacement of over 300 lineal feet of Chiller Cold Water Riser Pipe Lines.*
- 16- Replacement of the Lower Parking Southwest Sump-Pumps.*
- 17- Replacement of over 100 lineal feet of Rain Water Drain Lines.*
- 18- Replacement of several Domestic Water Individual Risers Shut off Valves.*
- 19- Replacement of over 100 lineal feet of Domestic Water Riser Pipe Lines.*

- 20-Replacement of three Chiller's and Boiler's Strainers**
- 21-Replacement of the trash chute lower 9th floors**
- 22-Replacement of the trash chute fire protection water system from the lower parking up to the 9th floor.**
- 23-Replacement of the Fire Pump Jockey pump system.**
- 24-General overhaul of the Generator and Fire Pump Systems.**

**Also In Process, or Awaiting Funds:**

- 25-Replacement of three fire rated door between the 8th and 9th floor west stairways and one at the Valet Parking office.  
(IN PROCESS)**
- 26-General overhaul of the Pneumatic system.  
(ALMOST COMPLETED)**
- 27-Waterproof the room mechanical rooms.  
( ALMOST COMPLETED)**
- 28-Replacement of the main roof, the Racket ball court roof, the Tennis court ventilation roof and the roof over office suite 104.  
(PENDING FUNDS)**
- 29-Replacement of hundreds of lineal feet of fire protection water and fire sprinkler heads at the garage level.  
(PENDING FUNDS)**
- 30-Modification of the garage floor drain system.  
(PENDING FUNDS)**
- 31-Replacement of the Northwest Sump-Pump system.  
(PENDING FUNDS)**

*It has been a long and hard year, but the results have been incredible and even though there is more to be done, most of the work of a total restoration will be done this coming year.*

*I as well as the rest of my staff will never have been able to accomplish all of this major projects as well as the regular day to day maintenance of this building without the complete support of your Board of Directors, Ms. Sharon Dodge, President, Ms. Stacey Stokes, Vice-President, Mr. Jay Hess, Secretary, your Continental Group Property Manager Ms. Sue Gale and the Continental Group District Manager Mr. Joe Bier.*

*I have over 30 years experience in this field and have managed and directed many condominium associations, but in all this years I have never had the pleasure to work for a Board of Directors and Management group such as yours, the credit really belongs to them.*

*Our entire staff joins me in sending all of you every good wish for the Coming Year.*

*Fernando Cruz, Chief Engineer.*

**IMPORTANT NEWS FLASH: The Venetia Association Annual Election Meeting** is scheduled for **FEB. 19, 2008** in the Mezzanine Meeting Room. We remind you to examine your voting packets from The Management Office, and study the Candidates carefully. Be sure to be present to vote, or fill in your proxy, so your vote can be delivered for you at the meeting. Every vote is needed to carry the work of the past year forward to completion, with qualified proven leadership. Please do not fail to vote in support of the candidates of your considered choices.

Also very important, do not fail to Sign the back of your envelope or your vote cannot be counted!

Your present, seated Board consists of **Sharon Dodge, Stacey Stokes (Residential Directors) and Jay Hess (Commercial Director)**. They are all seeking to retain their positions for the coming year and to continue to see through to completion the many projects they have worked together to accomplish "to the finish". Jay Hess is running unopposed as the Commercial seat for 2008. Maria Ager, Gabriel Mendoza, and Jack Wolfsdorf are all seeking to replace the present Residential Directors, since there are no vacancies at this time.

An **OUTSTANDING ITEM OF CONCERN** is the locking of the pool gate at night and keeping out unwanted visitors who use it while we are all trying to sleep. This has once again been emphasized to all staff as a security concern at the highest level. As funds arrive from the current assessment, a needed key fob system can be installed, and this should help us in the securing of the pool at all times, but most especially at night, and in the early morning hours when the unauthorized users show up. If you see or hear problem visitors, please quickly alert the front desk security, and do not be discouraged. We are working to fix this problem.

#### **PROJECT UPDATES:**

**ELEVATORS.** We have now contracted with a new and highly recommended elevator service company- **ACE Elevator**, to provide a better level of service than our earlier provider. Ace will also repair one commercial elevator soon, and hopefully, we will be able to replace the other within the year

**CLEANING UP.** You may have noticed upgrades in cleanliness of our common areas, and fresh paint where needed. Lots of formerly worn, dirty, areas are now beginning to shine. Our cleaning crew is working hard to reach new levels of service, and new standards of cleanliness. We also welcome our new Cleaning Supervisor, Hector Preciado who comes to us with years of cleaning experience, including supervising and directing large building crews.

**OFFICE OR COMMERCIAL SPACES FOR RENT:** There are some spaces available on the second floor. See Management Office or Dr. Jay Hess, who owns the spaces along the Mezzanine Lobby.

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***How to Pay for Your Share of Past, Present, and Future Building Assessments with NO Increase in Personal Income:***  
***My Turn***\*\*\* by Loretta Alkalay

Sometime, residents should be told that they should expect \$3000 a year in maintenance assessments for the next 3 to 5 years. This is reasonable in a waterfront building that is this old, and that has been neglected for so long. Assessments are better than increasing the monthly maintenance but do require some discipline in savings, etc. Some tips I got off the Internet to help me prepare for this on a fixed income:

1. Cut back on lattes and expensive coffees; eliminate them altogether and substitute regular coffee. This could be a savings of \$30 or more a week for some coffee-hounds. (And \$30/week is more than \$1500/year.)
2. Drink tap water (with lemon) in restaurants instead of soda or iced tea. (This can reduce your tab by at least \$2.00 to \$5 per person/meal. Over the course of year, it adds up.)
3. Bring your lunch to work at least once a week. If you're already bringing your lunch to work, don't buy soda or bottled water. (Easily \$5 to \$10 and more per week.)
4. Eat one less dinner out per week or buy one less alcoholic drink. (At least \$12 a week or more than \$600/year)
5. If you smoke, stop. Cigarettes are a budget-killer, to say nothing of what it does to your health!!
6. Put your savings in a savings account every week. It's amazing how a few small changes in lifestyle will add up to \$3000 in no time, no sweat.

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\*\*\* ***My Turn*** is a short, occasional, column in the *Venetia Voice*, written and submitted by a *Venetia* resident or owner with a unique viewpoint, which is then selected for inclusion by the editors because it might be of interest to all. Please submit articles by email to [sharondodge@gmail.com](mailto:sharondodge@gmail.com) or by print at the *Venetia* Management Office.

**LECTORES HISPANOS - La version en español de "La voz de Venecia" estará disponible en la conciergeria este fin de semana.**