

# TRITON TOWER CONDOMINIUM

## Monthly Manager Report

April 30, 2014

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Maintenance and Contract Report

### DESCRIPTION

March 12 – April 30 Manager Report:

- Financial
- 27<sup>th</sup> Bathroom
- Garbage Collection System
- Lobby Project
- Roof
- Garbage Chute
- Mechanical
- Parking Area
- Commercial Area
- Preventive Maintenance
- Employees

### **FINANCIAL** (As of April 30, 2014)

Operating Account: \$ 256,932.26

Parking Account: \$ 166,047.16

Assessment Account \$ 37,949.05

Collections Report was reviewed and updates provided

### **LOBBY PROJECT**

This project has been stopped by the City of Miami Beach, since this panel covered a portion of the wall that is contributing historically.

The hearing was scheduled for April 08, 2014. Where we have to appear before the Board of Historic Preservation was postponed due to mailing issues (29 envelopes out of 1438???? were not stamped).

New hearing was set for May 13, 2014.

## **27<sup>th</sup> BATHROOM**

The employees' bathrooms located at north and south garage ground level was out of order, due to damage from the sewage piping system and broken features.

Re-piping has been completed with new floor, toilets, sinks and partitions.

## **GARBAGE COLLECTION SYSTEM**

Garbage pick-up system has been changed from front-loading truck to rear-loading truck.

The height of the front-loading truck is higher than the clearance providing access to our building, where the pick-up of the garbage is performed.

Due to this inconvenience, garbage pick-up had to be performed in the middle of the 27<sup>th</sup> Street, where air currents are very strong most of the year, causing the trash to fly into 27<sup>st</sup> Street and Collins.

This change has eliminated existing disputes and conflicts with our neighbors.

Even more important is **insurance liability** for our container being handled on the street.

The contract agreement for garbage pick-up remains the same.

## **ROOF**

As scheduled on the last week of March, A1 Duran Roofing (in coordination with Fibertite Corporation) started working in the correction of the roof deficiencies. They anchored and secured an area of 100 meters by 100 meters on our roof.

The second phase will be performed when the 22 galvanized steel rope anchors are finished and shipped to the A1 Duran location.

## **GARBAGE CHUTE**

Our maintenance crew closed the opening in the wall; this opening was created to access the damaged pipe of the trash chute. This job is completed.

## **MECHANICAL**

As part of the remediation to improve the cooling system of our building, the northwest commercial cooling system has been moved from the building cooling system to the west cooling tower. This action will alleviate the existing load of the building cooling system. The southeast commercial cooling system will be removed from the building cooling system, when damaged cooling system control valves are corrected. This correction is scheduled for the mid of May.

## **PARKING**

Parking spaces No.189 and 190 have been removed since they are obstructing the right of way. We purchased two car boots at a price of \$45.00 each to replace the illegal stone with link chains and locks that were used to boot the cars. We are also starting to get estimates to clean the parking garage surfaces.

## **COMMERCIAL AREA**

We are establishing good communication with Amy Seagal, (person in charge of the management of this area). We are talking about how to share responsibilities and upgrade the appearance and scheme of the exterior walls, glass, signs, sidewalks, etc.

## **PREVENTIVE MAINTENANCE**

Structures Section:

You can see several cracks and spalled concrete on the structures of this building.

Board has decided to expedite the restoration of the wall at 27<sup>th</sup> Street, (southwest 2<sup>nd</sup> and 3<sup>rd</sup> floor of parking garage.

The paint on this building is fading away on many parts of the walls.

This is ruining the beauty of the complex and is decreasing its value.

Paint is a must.

## **EMPLOYEES**

Security schedule has been changed, we are analyzing janitorial schedule.

We already have three estimates to set up the office computer network, but we are still waiting for more techs, due to office annual budget.

We have purchased a new computer for the bookkeeper's office.

We must create a proper network system with a server and a community web site.

Jorge L. Santos  
Property Manager