

PROPERTY MANAGEMENT

Property Manager.. Angela Panzardi
Office Admin..... Daisy Caporusso
Admin. Asst..... Claudia Aquino

IMPORTANT #'S:

General..... (305)672-2642 or
 (305)672-2643
Fax.....(305) 538-7753
Security.....(305)532-0526
Email..... mirocean@atlanticbb.net

ASSOCIATION OFFICERS

President..... Maria Elena Esparza
Vice PresidentLiesel Gras
Secretary..... Bibiana Gutierrez
TreasurerWilliam Sekkel
DirectorFrank Ferrer
Commercial Area Appointed DirectorBrian Collins

OFFICE HOURS (HORAS DE OFICINA)

Mon-Fri (lunes-viernes)... 9:00am-5:00pm
Saturday (sábado)Closed (Cerrado)
Sunday (domingo).....Closed (Cerrado)

Mirasol Ocean Towers
 2655 Collins Avenue
 Miami Beach, FL 33140



Published monthly at no cost for Mirasol Ocean Towers by Coastal Group Publications, Inc. Contact CGP at T: (305) 981-3503 to advertise in one of our newsletters or to get a free newsletter for your property.

Repairs and Improvements

- The Concrete Restoration Warranty Project is currently working in the last drop of the building. This project will be completed in the very near future.
- The building painting continues its progress smoothly, weather permitting.
- The exhaust fan installation continues in progress.
- The lighting in the Fiesta Room was replaced. Painting of the walls and ceiling of this room was completed.
- A new TV was purchased and installed in the mailroom as a communication highway to our residents.
- Each laundry room was cleaned and painted. New washer and dryer machines with up-to-date features were installed.
- Self-closing exit door stoppers were repaired and adjusted.
- Exit signs have been replaced on various places of the mezzanine garage.
- New lighting and signs have been cleaned by the garage entry gate.



Reparaciones y mejoras

- *El Proyecto de Garantía de la Restauración de Concreto está trabajando en la última línea del edificio. Este proyecto finalizará en un futuro próximo.*
- *La pintura del edificio continúa su progreso sin problemas, siempre que el clima lo permita.*
- *La instalación de los extractores continúa en progreso.*
- *Se reemplazó la iluminación del Fiesta Room. La pintura de las paredes y del techo fue finalizada.*
- *Se compró y se instaló un nuevo televisor en la sala de correo como vía de comunicación para nuestros residentes.*
- *Todas la Lavanderías fueron limpiadas y pintadas. Se instalaron nuevas máquinas de lavado y secado con funciones más modernas.*
- *Se repararon y ajustaron los topes de las puertas de salida con cierre automático.*
- *Se han reemplazado las señales de salida – “Exit Signs” - en varios lugares del garaje del mezzanine.*
- *La puerta de entrada del garaje se limpió y nuevas luces y letreros fueron instalados.*

Mirasol Ocean Towers is a NO-PET BUILDING

Pets are prohibited, per Mirasol Ocean Towers Condominium, Inc's governing documents which state:

R&R: Sec.3 Page 6.1: No pets are permitted in the Condominium.

R&R: Sec.3 Page 6.3a: Emotional support animals, comfort animals, and therapy dogs are not service animals under Title II and Title III of the ADA. Other species of animals, whether wild or domestic, trained or untrained, are not considered service animals.

R&R: Sec.3 Page 6.3b: They do not have the same rights as a service animal. They shall not be walked around the common areas.

R&R: Sec.3 Page 6.4a: Documentation needs to be submitted to the Management Office proving that the animal is a Service Animal or an Emotional Support/Therapy Animal. No animal will be allowed to reside in the Condominium until the documentation is submitted and approved.

Mirasol Ocean Towers es un edificio que no admite mascotas.

Las mascotas están prohibidas, según los documentos los cuales establecen:

R&R: Sec.3 Página 6.1: No se permiten mascotas en el condominio.

R&R: Sec.3 Página 6.3a: Los animales de apoyo emocional, los animales de confort y los perros de terapia no son animales de servicio según el Título II y el Título III de la ADA. Otras especies de animales, ya sean salvajes o domésticos, entrenados o no entrenados, no se consideran animales de servicio.

R&R: Sec.3 Página 6.3b: No tienen los mismos derechos que un animal de servicio. No pueden ser caminados por las áreas comunes del edificio.

R&R: Sec.3 Página 6.4a: La documentación debe ser presentada a la Oficina Administrativa que demuestre que el animal es un Animal de Servicio o un Animal de Apoyo / Terapia Emocional. Ningún animal podrá residir en el condominio hasta que la documentación sea presentada y aprobada.

NOTICE

On August 13, 2019, a Notice of a Special Meeting of the Members was mailed via US Mail. This package contained a Limited Proxy, a letter from the Board of Directors, a Summary of All Future Major Projects, the amounts that would correspond to Units, A, B & C once we have the active loan, and a picture of several optional designs being considered for different areas of the building. This package was sent on August 19, 2019 to all our owners via electronic mail as a follow up.

In the event, that you did not receive this package, or if you have any questions or need assistance, please stop by the office for assistance or to obtain a copy.

Aviso

El 13 de agosto del 2019, un Aviso de una Reunión Especial de Membresía, fue enviado por correo regular (US Mail). Este paquete incluía, un Poder Limitado, una carta de la Junta Directiva. Un Resumen de todos los Proyectos Importantes, la suma correspondiente a las unidades A, B & C, cuando el préstamo sea activado, y varias fotos de diseños que están siendo considerados para diferentes áreas del edificio. Este paquete fue enviado de nuevo el 19 de agosto de 2019 por correo electrónico a todos los dueños de Unidad.

Si no ha recibido este paquete, o si tiene alguna pregunta o necesita ayuda, por favor pase por la oficina para que obtenga una copia o asistirle.





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Block	Unit #	Zip Code	Address	City	DOY	Beds	BTH	Low Price	Low Units	Open/High	Sale Price	Days on Market
01	810027341	33160	15501 Collins	MIAMI	234	4	5	\$4,750,000	\$1,398.70	\$1,207.2	\$4,300,000	4,305
01	810496100	33160	15501 COLLINS AVE	MIAMI	398	4	5	\$3,999,000	\$1,361.59	\$1,271.7	\$3,735,000	2,917
01	810451831	33160	15501 COLLINS AVE	MIAMI	329	5	7	\$2,320,000	\$2,430.58	\$2,014.5	\$18,500,000	14,425

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Maintenance Payments

We would like to remind you that maintenance fees are due on the 1st of January, April, July and October. Any payments received 30 days after the due date will incur late fees.



We continue to encourage our Unit Owners to enroll in the "AutoPay" Program. Your quarterly maintenance payments will be automatically deducted from the registered financial institution of your choice.

Please make sure that your account has been updated with the new management company, Castle Group. To enroll, please visit www.castlegroup.com and click "Manage Autopay" at the top of the page then enter your account information as printed on your payment coupon without the two zeros (00) at the beginning.

Pagos De Mantenimiento

Le recordamos que los pagos de mantenimiento vencen el 1ro de enero, abril, julio y octubre. Cualquier pago recibido 30 días después de la fecha de vencimiento incurrirá en recargos.

Seguimos alentando a nuestros propietarios que se inscriban en el programa "AutoPay". Sus pagos de mantenimiento trimestrales se deducirán automáticamente de la institución financiera de su elección.

Asegúrese de que su cuenta haya sido actualizada con la nueva compañía de administración, Castle Group. Para inscribirse, visite www.castlegroup.com y haga un clic en "Manage Autopay" en la parte superior de la página, luego ingrese la información de su cuenta tal como está impresa en su cupón de pago sin los dos ceros (00) al principio.

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Unit Keys - General Rules & Regulations

10. The Condominium shall retain a key to all residential units and the AC room. It is the responsibility of the owner to make sure that management has a copy of the keys. If access to a unit and/or the AC room is not available and it is necessary to enter any of them for the safety or emergencies of the building, any such expenses that are incurred are the sole responsibility of the Unit Owner and the Unit Owner will be invoiced for the same amount. **2018**



During our last pest control service, maintenance was unable to open several units, as our emergency keys could not open the door. If you have recently re-key your lock, please stop by the office with a copy of the new key. This is of utmost importance as it is a building code enforcement.

Duplicado de Llaves de Unidades - Reglas y regulaciones generales

10. El condominio tiene que mantener un duplicado de todas las llaves de las unidades y del cuarto del aire acondicionado. Es responsabilidad del propietario asegurarse de que la administración tenga una copia de las llaves. Si el acceso a una unidad y/o al cuarto de aire acondicionado no está disponible y es necesario entrar en cualquiera de ellos por motivos de seguridad o emergencias del edificio, los gastos incurridos serán impuestos al propietario de la unidad y éste será facturado por la cantidad del costo. 2018.

Durante la última fumigación, el empleado de mantenimiento no pudo abrir varias unidades, ya que nuestras llaves de emergencia no abrían las puertas. Si ha cambiado la cerradura recientemente, pase por la oficina y deje una copia de la nueva llave. Esto es de suma importancia ya que es un reglamento del código de la ciudad de Miami Beach.



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Laundry Room Rules & Regulations

1. Clean the lint filters before and after each use of the machines.
2. Do not overload machines.
3. Carry detergents in plastic bags.
4. No laundry is to be left in the sink or in the machines after the cycle has ended.
5. No faucets are to be left running or dripping. The resident must clean the utility sink after each use.
6. Wipe off machines after each use.
7. Use the laundry room on your floor only, unless it is an emergency.
8. Maintain laundry room window and door closed at all times.
9. Do not keep your neighbors waiting – finish as soon as you can – **KEEP YOUR EYES ON THE CLOCK.**
10. Use the numbering system on the wall as a good neighbor.



Normas y reglamentos de la Sala de Lavandería

1. *Limpie los filtros de pelusa antes y después de cada uso de las máquinas.*
2. *No sobrecargue las máquinas.*
3. *Lleve detergentes en bolsas de plástico.*
4. *No deje ropa en el fregadero o en las máquinas una vez que haya finalizado el ciclo.*
5. *No deje las llaves de agua abiertas ni goteando. El residente debe limpiar el fregadero después de cada uso.*
6. *Limpie las máquinas después de cada uso.*
7. *Use la lavandería solo en su piso, a menos que sea una emergencia.*
8. *Mantenga la ventana y la puerta de la lavandería cerradas en todo momento.*
9. *No haga esperar a sus vecinos - termine lo antes posible - **MANTENGA LOS OJOS EN EL RELOJ.***
10. *Use el sistema de numeración en la pared como un buen vecino.*

Hurricane Trivia

- It wasn't until 1953 that the U.S. National Weather Service started using women's names for storms. In 1979, men's names were added.
- Around the end of the 19th century, an Australian meteorologist began giving women's names to tropical storms and hurricanes.
- A list of names is put together that includes names beginning with every letter of the alphabet except Q, U, and Z.
- Today, the World Meteorological Organization uses six lists in rotation, reusing the same list every six years. If a hurricane is particularly deadly or costly, the name is retired and a new name is chosen.



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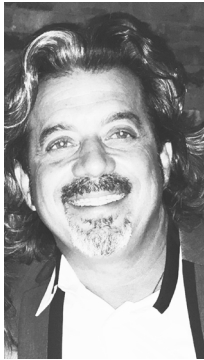
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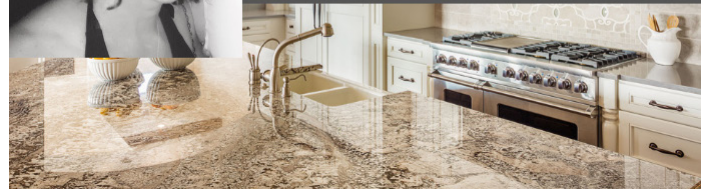
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