

## PROPERTY MANAGEMENT

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

### 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 President** .....Liesel Gras  
**Secretary**.....Bibiana Gutierrez  
**Treasurer** .....William Sekkel  
**Director** .....Frank Ferrer  
**Commercial Area Appointed Director** .....Brian 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

**Office closed Thursday  
 28, Thanksgiving Day  
 and Friday 29, 2019**

DECEMBER

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

- Two conference tables and 8 armchairs were assembled by our maintenance crew.
- A broken cable and the balcony floor of Unit #1410 were repaired.
- Samples of contemplated colors for the renovation of the hallway doors were applied to doors of Units #1106 and #1107.
- The basement garage continues to be cleaned regularly due to the King Tide effect that's affecting our area.
- Four metal kick doors were installed in the mezzanine garage.
- The round opening on the balcony ceiling of Unit #705 was filled.
- Eight exit doors were repaired.
- The 06 sanitation and air conditioning line were cleaned.
- The 03 air conditioning line was cleaned.
- The 07 riser was cleaned.
- The generator room was cleaned, and a first aid kit was installed in the room.
- The door sweep on the 4<sup>th</sup> floor was installed.
- New fluoresce ballast were installed.
- A new water faucet was installed in the Fiesta Room.
- Our maintenance personnel installed the Christmas lights on all three trees.

## Reparaciones y Mejoras

- *Nuestro equipo de mantenimiento armó dos mesas de conferencias y 8 sillas.*
- *Se reparó un cable roto y el piso del balcón de la Unidad # 1410.*
- *Se aplicaron muestras de colores considerados como posibles colores de tonos de pintura para ser aplicada en las puertas de los apartamentos cuando se renueven los pasillos. Las muestras las pueden ver en las puertas de las Unidades # 1106 y # 1107.*
- *El garaje del sótano se sigue limpiando regularmente debido al efecto King Tide que está afectando nuestra área.*
- *Se instalaron cuatro placas metálicas en la parte inferior de las puertas del garaje del mezzanine.*
- *Se llenó el hueco circular en el techo del balcón de la Unidad # 705.*
- *Se repararon ocho puertas de salida en los pasillos.*
- *Se limpió la línea sanitaria y la línea del aire acondicionado de la línea 06.*
- *Se limpió la línea de aire acondicionado de la línea 03.*
- *Se limpió la línea vertical 07.*
- *Se limpió el cuarto del generador y se instaló un botiquín de primeros auxilios.*
- *Se instaló un cintillo para prevenir que entre polvo/insectos en la puerta del 4to piso.*
- *Se instalaron nuevas luces fluorescentes.*
- *Se instaló una nueva llave de agua en el Fiesta Room.*
- *Nuestro personal de mantenimiento instaló la iluminación de todos los arbolitos de Navidad.*

## Happy Holidays

The Management and Staff wish you a happy and safe holiday and a wonderful 2020 New Year.

## Felicidades a todos

La gerencia y el personal le desean unas felices y Pascuas y un maravilloso año nuevo 2020.



# 2020 Budget

The special membership meeting was held on Tuesday, December 10, 2019. This meeting was tabled because the necessary number of votes (127) to establish a quorum was not met to vote on full reserves or no reserves.

The board offered the owners the opportunity to reach a quorum by postponing the meeting by three additional days. When the meeting resumed on Friday, December 13, the number of votes needed to reach a quorum was still short of votes and a quorum was not established. Therefore, in accordance with Florida statutes 718.112(2)(f), Full Reserves were instituted for the 2020 Budget.

Management is in the process of mailing the 2020 maintenance coupons/statements. You should receive them by the end of the year. You will not be assessed late fees in January due to any delays you may have receiving your coupons/statements. If you have not received them by the end of the second week in January, please feel free to call Resident Services at 1-800-337-5850 and they will be able to email or mail you a copy.

As a reminder, maintenance fees are due on the 1st of each quarter; January, April, July, and October. Please be mindful that payments received after the 10th of the due date will incur late fees, and management automatically will assess your account with late charges except during January 2020.

Unit Owner (s) enrolled in the "AutoPay" Program will not receive a booklet. Quarterly maintenance payments will be automatically deducted from the registered financial institution.



# Presupuesto 2020

La reunión especial de membresía se realizó el martes 10 de diciembre de 2019. En esta reunión no se alcanzó el número necesario de votos (127) para establecer un quórum para votar sobre reservas completas, o no reservas.

La junta ofreció a los propietarios la oportunidad de alcanzar un quórum posponiendo la reunión por tres días.

Cuando se reanudó la reunión el viernes 13 de diciembre, el número de votos necesarios para alcanzar el quórum aún no era suficiente y no se pudo llegar a un quórum. Por lo tanto, de acuerdo a los estatutos de la Florida 718.112 (2) (f), se instituyeron las Reservas Completas para el presupuesto 2020.

La gerencia está en el proceso de enviar por correo los cupones / estado de cuenta del mantenimiento de 2020. Estos deberán ser recibidos antes del fin de año. No se aplicarán cargos por tardanza debido a demora que pueda ocasionar al recibir sus cupones / estado de cuenta. Si no los ha recibido al final de la segunda semana de enero, no dude en llamar a Servicios para residentes al 1-800-337-5850 y podrán enviarle una copia por correo electrónico o por correo regular.

Como recordatorio, las tarifas de mantenimiento vencen el 1 de cada trimestre; enero, abril, julio y octubre. Tenga en cuenta que los pagos recibidos después del 10 de la fecha de vencimiento incurrirán en cargos por demora y la administración automáticamente le cargará tarifas por tardanza de pago, excepto el mes de enero de 2020.

Los propietarios que hacen sus pagos de modo automático "AutoPay" no recibirán cupones. Los pagos de mantenimiento trimestrales se deducirán automáticamente de la institución financiera registrada.



Commissioner  
**Eileen Higgins**  
District 5



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## COME VISIT

### DISTRICT OFFICE

2100 Coral Way, Suite 400  
Miami, Florida, 33145  
Monday - Friday / 9:00 am - 5:00 pm

### MIAMI BEACH OFFICE

1700 Convention Center Drive, ground floor  
Miami Beach, Florida, 33139  
Tuesday and Thursday / 9:30 am - 4:30 pm

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)

305-375-5924

District5@miamidade.gov

@CommishEileen

/CommishEileen

## Annual Holiday Party

The Annual Holiday Party which took place on December 19<sup>th</sup> was a success. A large number of residents attended, and they were happily mingling, chatting, and having a good time to the sound of the guitar player. Wine, bubbles, and hors d'oeuvres kept everyone cheerful and in a holiday mood. The children Christmas Carols brought joy to the audience, and the unexpected tango dance performed by owner Lilach Zusman and her dancing partner was a delight for all to watch. There was a sense of togetherness, and it was beautiful to see our community come together to have fun.

## Fiesta anual del Mirasol

*La fiesta anual que tuvo lugar el 19 de diciembre fue todo un éxito. Nuestro lobby se veía muy festivo, y asistieron un gran número de residentes. Se veían muy contentos charlando y pasando un buen rato al sonido del guitarrista. El vino, las burbujas y los entremeses mantuvieron a todos alegres y con un espíritu festivo. Los villancicos navideños de los niños alegraron a todos, y el inesperado baile de tango por Lilach Zusman y su compañero de baile fue una delicia para todos. Se sentía una sensación de unión, y fue hermoso ver a nuestra comunidad unida y contenta.*

## Visitors

During the Holidays the volume of guests increases, and the building is more visited than usual. Please make sure that you register your guests. Inform the office in advance by e-mail, including your guests names, arrival and departure date. This is safety measure to protect all our residents.

## Visitantes

*Durante las vacaciones, el volumen de invitados aumenta y el edificio es más visitado de lo habitual. Asegúrese de registrar a sus invitados. Informe a la oficina por adelantado por correo electrónico, incluyendo los nombres de sus invitados, fecha de llegada y salida. Esta es una medida de seguridad para proteger a todos nuestros residentes.*

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# Happy Holidays

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*Realtor Associate*

**South Beach Real Estate**

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**JanetRegalado@Gmail.com**

Miami Beach Experts

## Laundry Rooms

Please be reminded that the laundry room is for the use of the residents only. We are not responsible for lost, stolen, or damaged articles. We ask you not to use tinting or drying products in washers and dryers, and do not overload the machines as your clothes will not be cleaned. And lastly, always clean the lint tray of the dryer before you leave, and don't forget to be courteous and remove your clothing from the machines promptly.

### Cuarto de lavandería

Recuerde que la lavandería es para uso exclusivo de los residentes. No somos responsables por artículos perdidos, robados o dañados. Le pedimos que no use tintes en las lavadoras y secadoras. No sobrecargue las máquinas ya que su ropa no saldrá limpia. Y, por último, siempre limpie la bandeja de pelusas de la secadora antes de retirarse, y no olvide ser cortés y retirar la ropa de las máquinas lo antes posible.

## City of Miami Beach

### New Year's Eve Celebration

**Miami Beach New Year's Eve Party:** The city of Miami Beach offers a free fireworks celebration at midnight. Gather on the beach near Ocean Drive and 8th Street.

**Bayfront Park Amphitheater:** This free event features live performances by various bands. There is a countdown at midnight for the dropping of the Big Orange, followed by fireworks. This is a great family outing, if your kids are old enough to make it until midnight. 301 North Biscayne Blvd, Miami.

### Celebración de Fin de Año en Miami Beach

**Fiesta de fin de año en Miami Beach:** la ciudad de Miami Beach ofrece una celebración gratuita con fuegos artificiales a la medianoche. Reúnase en la playa cerca de Ocean Drive y 8th Street.

**Anfiteatro Bayfront Park:** este evento gratuito presenta actuaciones en vivo de varias bandas. Hay una cuenta regresiva a las 12 de la noche para la caída de la Gran Naranja, seguida de fuegos artificiales. Esta es una gran excursión familiar, si sus hijos tienen la edad suficiente para llegar hasta la medianoche. 301 North Biscayne Blvd, Miami.

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