

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



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 main kitchen plumbing on Lines 04, and 10 were cleaned.
- New signs were replaced on the four garage doors.
- The boiler room was thoroughly cleaned.
- New filters were replaced in the air conditioning unit located on the roof area.
- An opening was made on the ceiling of the master bedroom of one of the units. The unit had a leak from the unit above.
- The Lobby women and men bathrooms walls were painted.
- The GYM walls were painted, and the floor was deep cleaned.
- The holes in the pool area created by the surveillance camera installation were filled.
- Lights, ballast and outlets were replaced on the 7th and 18th floors near the passenger elevator.
- The Fiesta Room carpet was cleaned.
- The stairs steps and rails on the 5th floor are currently painted.
- A hot water return valve was repaired on Line 12.



Reparaciones y Mejoras

- *Se limpió la plomería en la línea principal de las cocinas de las líneas 04 y 10.*
- *Se reemplazaron nuevos letreros en las cuatro puertas de los garajes.*
- *El cuarto donde se encuentran las calderas fue limpiado a profundidad.*
- *Se reemplazaron los filtros en la unidad de aire acondicionado ubicada en el área del techo.*
- *Se realizó una abertura en el techo del baño del dormitorio principal de una de las unidades. La unidad tenía una fuga de agua que venía de la unidad de encima.*
- *Las paredes de los baños del Lobby de las mujeres y hombres fueron pintadas.*
- *Las paredes del gimnasio fueron pintadas y el piso fue limpiado a profundidad.*
- *Se llenaron los agujeros creados por la instalación de la cámara de seguridad en el área de la piscina.*
- *Se reemplazaron luces, balasto y tomacorrientes en los pisos 7 y 18 cerca del are de los elevadores de pasajeros.*
- *Se limpió la alfombra del Fiesta Room.*
- *Los escalones y rieles de las escaleras del quinto piso están actualmente siendo pintados.*
- *Se reparó una válvula de retorno de agua caliente en la línea 12.*

Annual Meeting

The Annual Meeting of the Association will be held for the purpose of electing directors, and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting of the Membership to elect five eligible persons to serve as directors of the Board of Directors 2020-2021. This meeting will be held on Tuesday, April 7, 2020 at 6:00 PM in the Fiesta Room. Please attend this very special meeting.

La Reunión Anual de Membresía

La Reunión Anual de Membresía se llevará a cabo con el propósito de elegir cinco directores, y cualquier otro tema que pueda llevarse a cabo legalmente. Después de este "PRIMER AVISO", recibirá un "SEGUNDO AVISO DE UNA REUNIÓN ANUAL" que especificará la agenda y otras informaciones importante relacionada con la Reunión Anual de Membresía. Cinco personas serán elegidas para servir como directores de la Junta de Directiva 2020-2021. Esta reunión se llevará a cabo el martes 7 de abril de 2020 a las 6:00 PM en el Fiesta Room. Por favor asista a esta reunión especial.

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February is Safety Awareness Month

February is Safety Awareness Month, so we're sharing our favorite safety & security tips.

- Be careful when walking to your car at night; stay in lit areas, walk with others, and always be aware of your surroundings.
- Utilize your phone as a safety tool; make sure you have all your emergency contact info programmed into your phone so it's quick and easy to access.
- Be cautious and trust your gut when dealing with people through online services; always agree to meet in public places, and only exchange goods, services, or money in person.
- Check your smoke detectors regularly to make sure they're working, and be sure to replace the batteries as needed.
- Create an emergency kit for your car in case you break down and have to wait awhile for help to arrive; water, snacks, a first aid kit, and matches are a great start.
- Never leave a candle or cooking food unattended; fires can start quickly, particularly if grease is involved!

El Mes de Informar Sobre Seguridad

Febrero es el mes de informar sobre seguridad, por lo que compartimos nuestros consejos favoritos sobre la temática.

- *Tenga cuidado al caminar hacia su automóvil por la noche; permanezca en áreas iluminadas, camine con otras personas y siempre esté atento a su entorno.*
- *Utilice su teléfono como herramienta de seguridad; asegúrese de tener toda su información de contacto de emergencia programada en su teléfono para que sea rápido y fácil de acceder.*
- *Sea cauteloso y confíe en su instinto cuando trate con personas a través de servicios en línea; siempre acepte reunirse en lugares públicos y solo intercambie bienes, servicios o dinero en persona.*
- *Revise sus detectores de humo regularmente para asegurarse de que estén funcionando, y asegúrese de reemplazar las baterías según sea necesario.*
- *Cree un kit de emergencia para su automóvil en caso de que se averíe y tenga que esperar hasta que llegue ayuda; agua, bocadillos, un botiquín de primeros auxilios y fósforos son un buen comienzo.*
- *Nunca deje una vela o cocine alimentos sin supervisión; ¡los incendios pueden comenzar rápidamente, particularmente si hay grasa involucrada!*

Trash Room Recycling Recurring Patterns

Plastic bags are recyclable, but they must stay clean otherwise they lose the ability to be recycled. It is also unsanitary to leave soiled plastic bags with open cans containing food in the trash chute rooms. You need to rinse the open cans and containers before taking your recycle products to the trash room. The recycling department will not accept recyclable items that are not clean. This is a serious problem as it attracts fruit flies, other insects and rodents; when food goes bad the smell in the room is not very pleasant. Violators will be fined.

Patrones Recurrentes de Reciclaje

Las bolsas de plástico son reciclables, pero deben mantenerse limpias, de lo contrario perderán la capacidad de reciclarse. También es antihigiénico dejar bolsas de plástico sucias con latas abiertas con residuos de comida en los cuartos de basura. Las latas y recipientes tienen que ser enjuagados antes de ser depositados en los contenedores de reciclaje. La compañía que hace el reciclaje no aceptará artículos que estén sucios. Es un problema grave ya que atrae moscas, gusapos, otros insectos y roedores; cuando la comida se descompone, el olor en la habitación es desagradable. Los infractores serán multados.



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Key fob installation is coming to an end

Only authorized and approved tenants and owners will have access to key fobs. Without them, they will not be able to open the common area doors, nor will they be granted entry to any of the parking garages.

If you haven't sent the Unit Occupant Identity Information and the Permanent Guest List Authorization forms, please do so as soon as possible. This information is essential to complete the key fob installation process.

Extra copies of the forms can be obtained at the front desk or in the administration office.

La instalación de los llaveros electrónicos (Key Fobs) está llegando a su final.

Sólo los inquilinos y propietarios autorizados y aprobados tendrán acceso a estos. Sin ellos, no podrán abrir las puertas de las áreas comunes, ni tendrán entrada a los garajes de estacionamientos.

Si no ha enviado la Información de Ocupante de Unidad y los formularios de Autorización de Invitados Permanentes, hágalo lo antes posible. Esta información es esencial para completar el proceso de instalación.

Podrán obtener copias adicionales de estos formularios en la recepción o en la oficina de administración.



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